

# Gloucester Unit 1 Whitworth Court Waterwells Business Park Baird Road Gloucestershire GL2 2DG

- **Freehold Vacant Industrial Unit**
- Established industrial location
- Comprising workshop and office accommodation
- Providing a total of 591.4 sq m (6,366 sq ft)
- Good access to the M5

**Vacant**

**SIX WEEK COMPLETION  
AVAILABLE**



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## Tenure

Freehold.

## Location

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 8 miles south-west of Cheltenham. The city is situated adjacent to the M5, between Junctions 11 and 12. The A40 provides access to Cheltenham, whilst the A417 provides access to Cirencester.

The property is located to the west of Baird Road on Whitworth Court, in a well established business park. The property has good access to the M5 and A38.

Occupiers close by include Ardent Office Solutions, Gloucester Freight Services, Fleetway, Barry Shaddick Tyres, Prime Dental, Gloucestershire Constabulary Headquarters and Optimas, amongst others.

## Description

This modern property is arranged on ground and one upper floor to provide ground floor office and workshop accommodation with further office accommodation above.

The property provides the following accommodation and dimensions:

<b>Ground Floor Workshop</b>	<b>97.4 sq m</b>	<b>(1,048 sq ft)</b>
<b>Ground Floor Offices</b>	<b>198.3 sq m</b>	<b>(2,135 sq ft)</b>
<b>First Floor Offices</b>	<b>295.7 sq m</b>	<b>(3,138 sq ft)</b>
<b>Total</b>	<b>519.4 sq m</b>	<b>(6,366 sq ft)</b>

## Tenancy

The entire property is to be offered VACANT.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

EPC Rating 56 Band C (Copy available on website).

## Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 182 Gloucester**.