

TO LET

CARTER COURT, WATERWELLS BUSINESS PARK, GL2 2DE

2nd Floor – 3,362 sq ft

Available via sublease / Assignment / New Lease

COREP

AN **NAIUK** COMPANY



SUMMARY

→ Fully air conditioned

→ Fully Fitted, Plug & Play

→ Break out areas & Kitchen

→ Suspended Ceilings

→ On site parking

→ Passenger lift

→ LED Lighting

→ Full Access Raised Floors

→ Double Glazing

→ 3,362 sq ft

→ Sublease / Assignment

→ £18.00 per sq ft

Will Osborne: 07542 282986

Sim Khatkar: 07896 940047

Website: co-rep.com

CURRENT ITINERARY

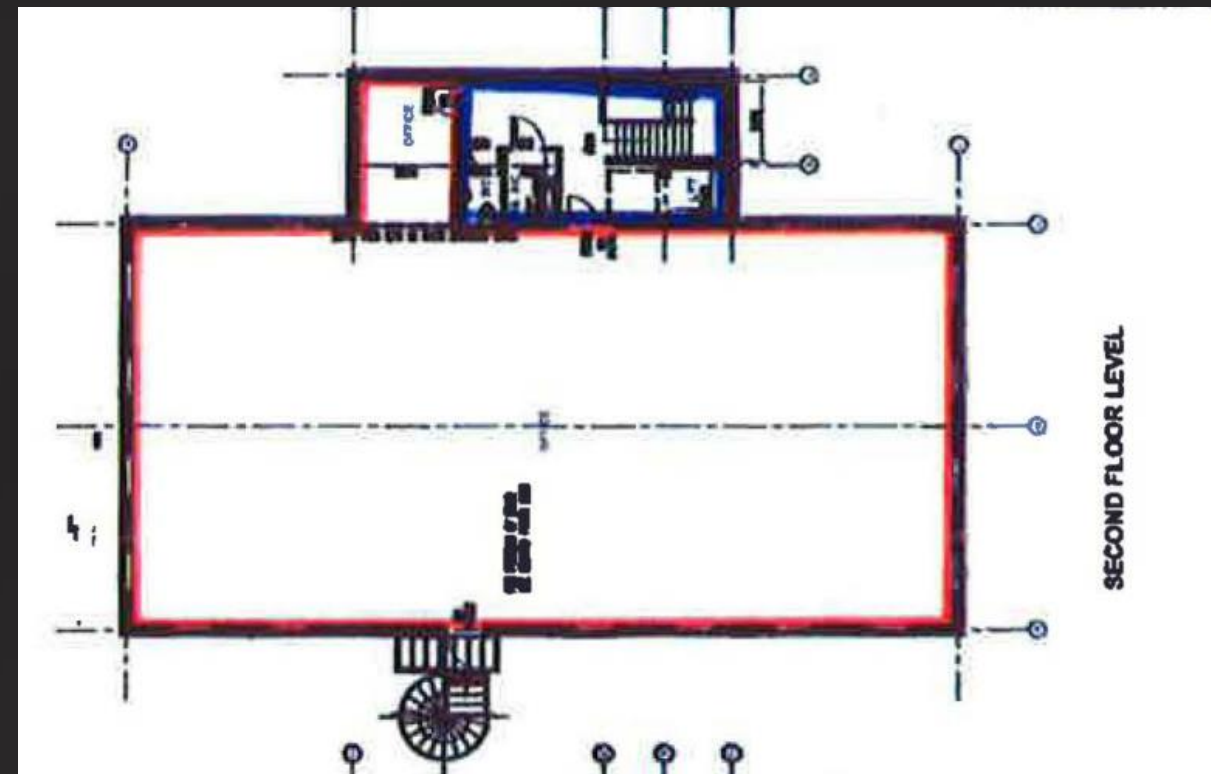
The 2nd floor offers a fully fitted office space with a variety of meeting rooms and break out areas ready for immediate occupation.

The current fit out includes 20 desks with 4 meeting rooms. There is a fully fitted kitchen/break out area as well as meeting pods and soft seating.

SPECIFICATION

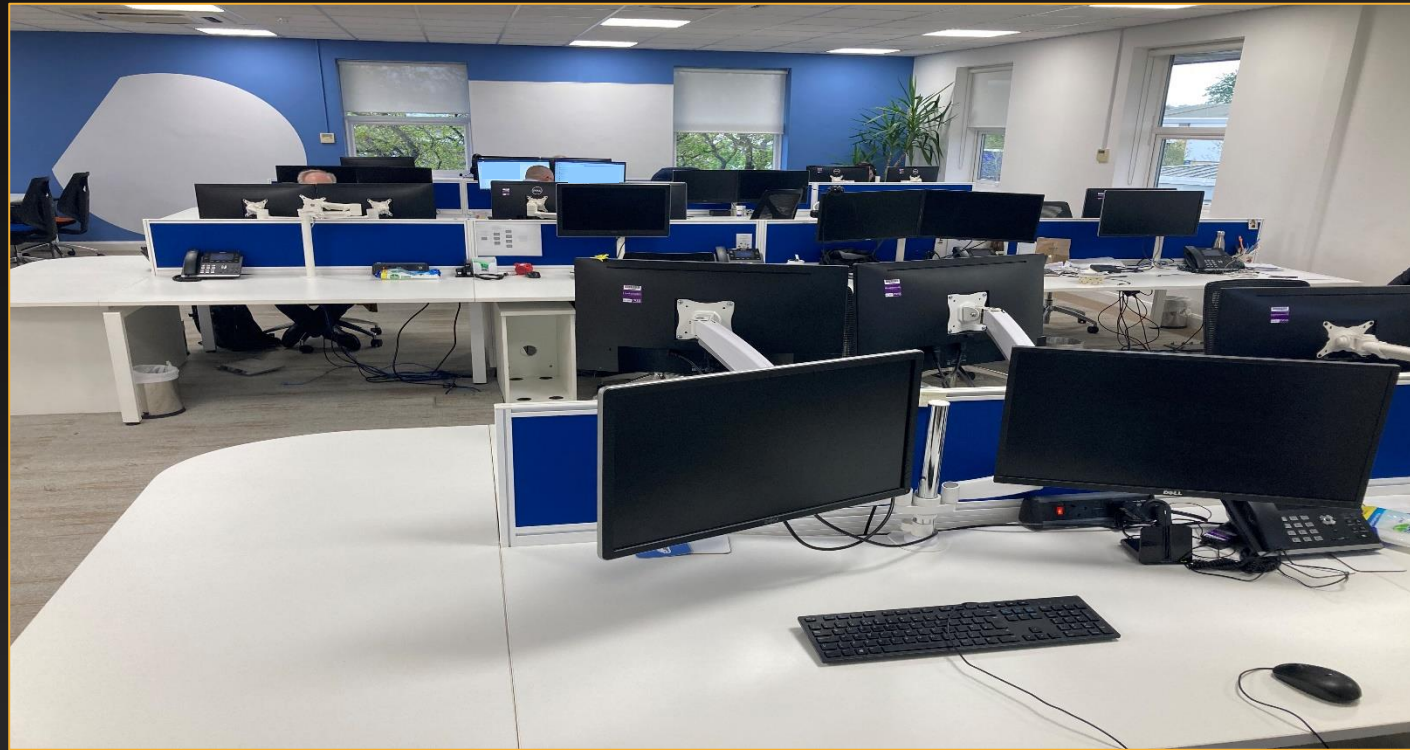
- Fully fitted with desks and cabling
- A kitchen area
- 4 meeting rooms
- Meeting booths
- Informal breakout areas
- Male / female w/c's

FLOOR PLAN



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.



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DESCRIPTION

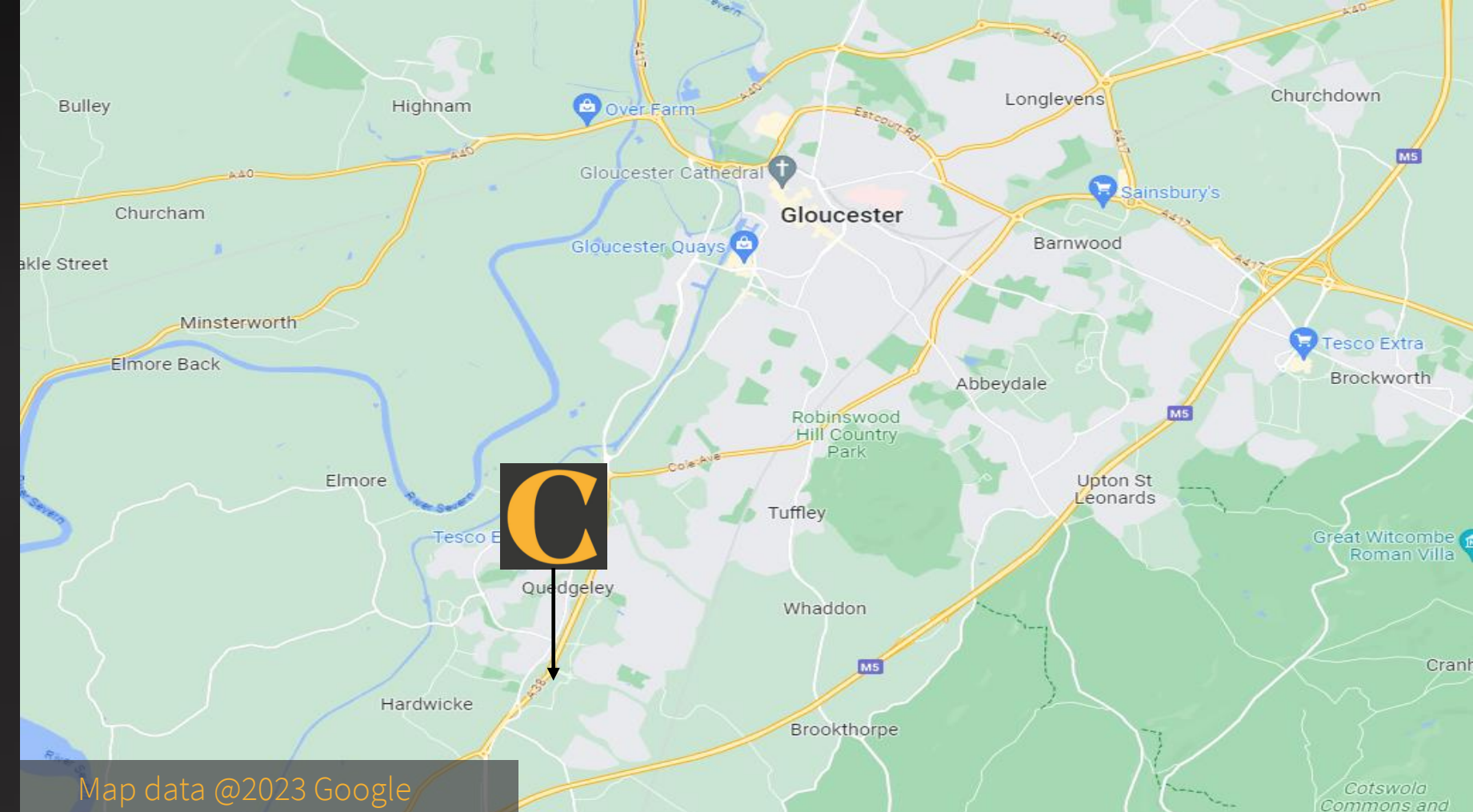
Unit 6, Davy Way is a self-contained office building located on Waterwells Business Park in Gloucester. Built in 2007, the property comprises of 9,968 sq ft of office space over 3 floors, with an average floor size of 3,322 sq ft.

On-sight parking can be adjacent to the building.

LOCATION

Waterwells Business Park is situated just off the A38, approximately 5 miles south of Gloucester City Centre and 2 miles north of Junction 12 of the M5 motorway. With a number of major occupiers such as Kohler Mira and Parcel Force, Waterwells is one of Gloucester’s primary business locations.

The business park also benefits from local amenities including a park and ride, restaurant and a hotel.



TERMS

A new sublease is available for a term to be agreed or an assignment of the current lease with an expiry in June 2026.

Rent	Business Rates (Estimated)	Service Charge
£18.00 per sq ft	£6.27 per sq ft	£3.82 per sq ft

LEGAL COSTS

Each party to bear their own legal cost. The Superior Landlord costs will be covered by the outgoing Tenant.

VIEWINGS

COREP

Will Osborne
Sim Khatkar

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