

Unit 13 The Quadrant Centre

Waterwells Business Park, Gloucester, GL2 2RN



TO LET

**High Quality
Industrial
Warehouse Unit**

Approximately
6,655 sq ft (618.20 sq m)

**REDUCED RENT AND
RENT FREE INCENTIVE
(TIME LIMITED)**

**Modern End of Terrace
Industrial Warehouse Unit**

Available on New Lease



Location

The Quadrant Centre is superbly located just off the A38 dual carriageway, accessed via the successful Waterwells Business Park. The A38 is one of the principle arterial routes of the city and offers excellent access to Gloucester City Centre, approximately 4 miles north and Junction 12 of the M5 Motorway, approximately 1 mile south.

Amenities located close by include a Holiday Inn Express Hotel, a public house and a park and ride scheme serving Gloucester city centre, all located within Waterwells Business Park.

Quedgeley District Centre is located close by with a range of food and non-food retail outlets as well as other local amenities.

M5



**Junction 12
1 mile south**

Gloucester

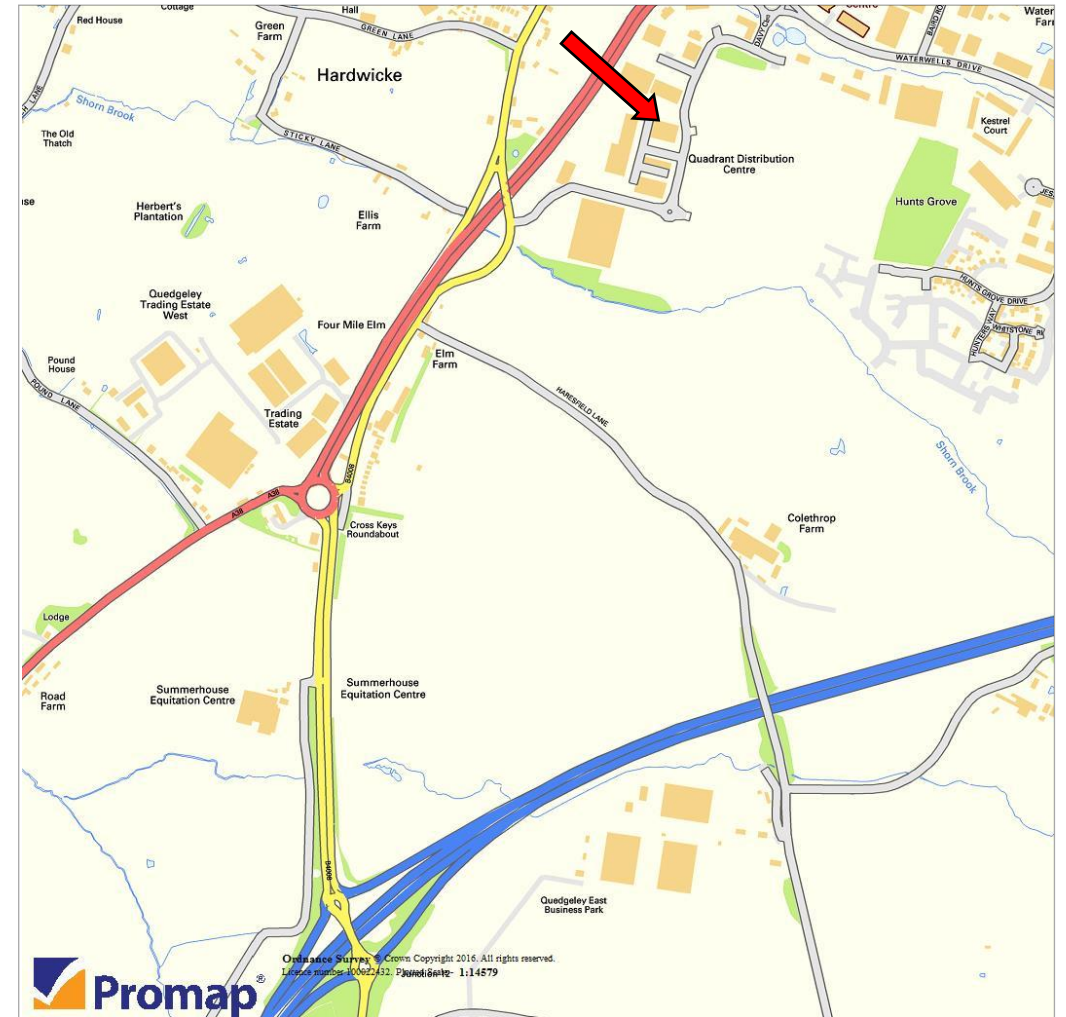


4 miles

Bristol



30 miles





Accommodation

Description

The development comprises 15 industrial warehouse units built to a high specification including:

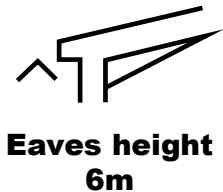
- Brick, block and clad elevations under double skinned roofs
- Clear height of 6m to the frame haunch
- Steel portal frame construction providing internal eaves height of approximately 6 metres
- Office accommodation at either ground or first floor
- WCs
- Excellent loading and car parking provisions

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

All measurements are approximate gross internal areas

Area	Sq ft	Sq m
Ground floor reception	249	23.10
Ground floor warehouse	5,795	538.30
First floor	611	56.80
TOTAL	6,655	618.20



**Suspended
ceilings**

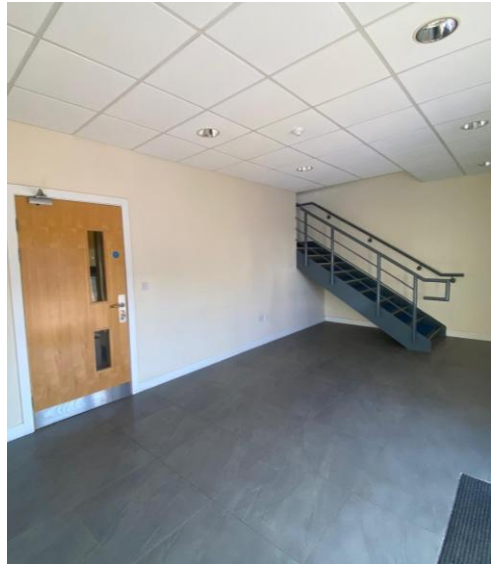


**Onsite
parking**



WC facilities





Rates | EPC | Terms

Business Rates

The Valuation Office website states that from April 2026 the property has a rateable value of £57,000.

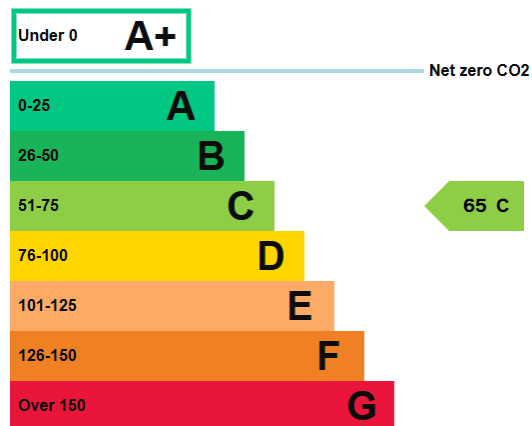
Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Energy Performance Certificate

Unit 13 has an EPC Rating of C-65 and the full certificate can be provided on request.



Rents

£46,585 per annum exclusive (time limited offer).

Terms

The building is available on a new full repairing and insuring lease on terms to be agreed outside the Landlord and Tenant Act 1954.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rents. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant may be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: N98538
Date: July 2026
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.