

3,213.62 m²
(34,590 ft²)



TO LET

GLOUCESTERSHIRE M5 J9

High quality office and industrial premises

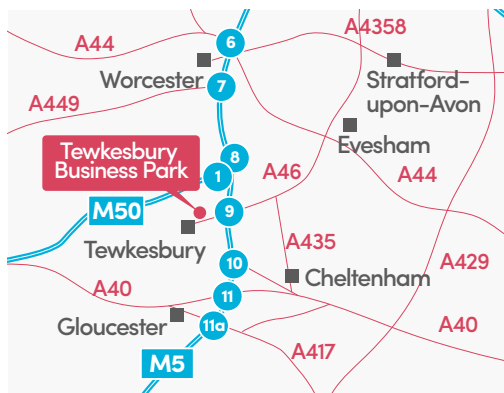
finished to an excellent specification

Tewkesbury Business Park GL20 8UQ

 www.launchpadtewkesbury.co.uk



Tewkesbury GL20 8UQ



Location

Just off Shannon Way, the main estate road serving Tewkesbury Business Park, and within easy reach of J9 of the M5.

Accommodation

Ground floor	m ²	ft ²
Production Area	1,175.82	12,656
Offices, Former Canteen & WC's	1,018.90	10,967
First floor		
Offices, Plant Rooms & WC's	1,018.90	10,967
Total	3,213.62	34,590
External First Floor Mezzanine	69.74	750



Showcase video

Flyover video

Description

Detached industrial/warehouse and office building – originally designed for training and education.

Steel frame construction with a pitched roof allowing plenty of natural light into the building.

Easy access with car parking to the front and commercial vehicle loading at the rear into a self-contained yard with covered area.

Accommodation comprises a large full height production area (eaves height 6.5m) with two storey offices, all carpeted with suspended ceilings and fluorescent strip lighting.

Other facilities include; a commercial sized kitchen, disabled lift, small steel mezzanine floor at the rear and renewable energy generation equipment.

The property benefits from the following uses:

Class B1 : Light Industrial/Offices

Class B2 : General Industrial

Class B8 : Warehousing and Distribution

Class D1 : Education and Training

Terms The property is available by way of a new full repairing and insuring lease for a minimum term of 10 years at the rental of £253,500 per annum.

Consideration will also be given to a sale.

Business Rates The Valuation Office Agency has confirmed the following:

- Description: College & Premises
- Rateable Value: £160,000

Prospective occupiers should make their own enquiries of Tewkesbury Borough Council to establish the actual rates payable.

VAT The building has been elected for VAT and this will be chargeable on the rental and sale price.

Legal Costs Each party to bear their own legal costs incurred in this transaction.

Services All mains services are connected to the property which benefits from:

- Air conditioning/comfort cooling
- 400 amp electrical supply

EPC B35

Viewing By appointment only with the sole agents.

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