

MILLER COURT

Tewkesbury Business Park GL20 8DN



CONTEMPORARY OFFICES
JUNCTION 9 M5



THE SPACE

- + Fully refurbished to a high specification
- + Suspended ceilings with recessed lighting
- + Air conditioning
- + Full access raised floors
- + Tea room/ kitchen on each floor
- + Secure site with full CCTV coverage
- + Secure allocated car parking

A collection of 21 contemporary office buildings ranging from 2,250 sq ft to 10,050 sq ft



Superb location adjacent to motorway network and 1 mile from Ashchurch rail station

For further information contact the agents

MILLER COURT

PERFECTLY LOCATED

Miller Court lies within the heart of the regionally significant Tewkesbury Business Park on Severn Drive, adjacent to J9 of the M5.

The historic town of Tewkesbury is a short distance to the west with a wide variety of amenities and services. The regional shopping centre of Cheltenham is nine miles to the south.





TO LET

Modern semi-detached office building 2,250 SQ FT (209 SQ M)

UNIT 3 MILLER COURT, SEVERN DRIVE

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SPECIFICATION

The property is a two storey semi-detached, self-contained office building with a fully glazed entrance lobby and the following specification:

- + Suspended ceilings
- + Recessed cat 11 lighting
- + Air conditioning
- + Full access raised floors
- + Tea room
- + 9 car parking spaces
- + Level Access, Ground floor

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

ACCOMMODATION

Description	Area (sq ft)	Area (sq m)
Ground Floor	1,035	96.15
First Floor	1,215	112.88
Total	2,250	209.03

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE /EPC

The building has an energy performance asset rating of B (47).

TERMS

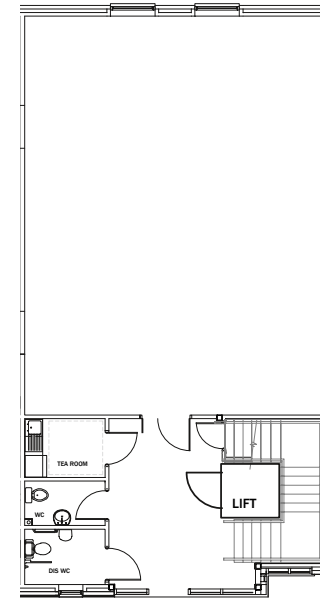
The building is available to let at a rent of £16 psf for a term of years to be agreed.

SERVICE CHARGE

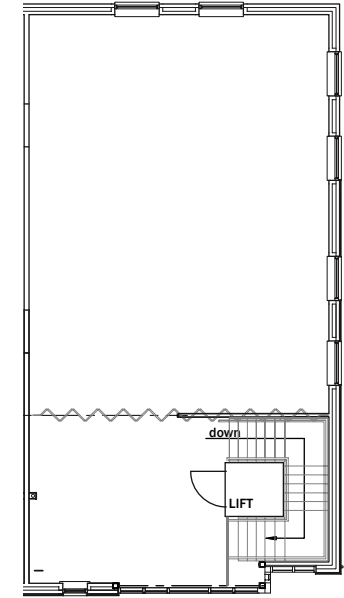
A service charge is levied for the maintenance of the common areas of the estate.

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. Revised July 2022

GROUND FLOOR



FIRST FLOOR



For further information please contact:



0121 265 7616

Douglas Bonham
07596 764 276
douglas.bonham@colliers.com



01242 303 383

Richard Crabb
07908 576 332
richard@thponline.co.uk

Oliver Workman
07930 251 491
oliver@thponline.co.uk