



Unit 1d Oldbury Buildings Northway Lane Tewkesbury GL20 8JG



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

INDUSTRIAL UNIT

Light Industrial Warehouse: approx 1029 sq ft
With Hygiene Rating Certificate
Warehouse: 50ft x 14.5ft Mezzanine 21ft x 14.5ft
3 Phase Electricity (60amp), Roller Shutter Door (Manual),
w.c.
Parking. Close to M5 for Motorway Links

LOCATION

Oldbury Buildings is located in a convenient location just off Northway Lane, Tewkesbury. The M5 J9 is approximately 1.25 miles away offering excellent links, south to Gloucester and Cheltenham (10 miles) and Bristol (45 miles) and to the north Worcester (20 miles) and Birmingham (40 miles). The M50 leading to South Wales is 8 miles north.

RESTRICTIONS

No vehicle repair companies.
No Gyms/Boxing Clubs/fitness studios

RENT

£8,000 per annum plus VAT (exclusive)
A Deposit equivalent to 3 months rent

TENURE

Subject to negotiation.

PLANNING

No enquiries have been made in respect of the present classification. Any interested parties are advised to enquire with the Tewkesbury Borough Council 01684 272 107 to check the use required for their individual purpose

VAT

Will be levied on the rent and we recommend any interested party establish the VAT implications before entering into any agreement.

DIRECTIONS

From Gloucester travel towards Tewkesbury on the M5 motorway. Leave the motorway at junction 9, taking the A438 towards Tewkesbury, proceed along this road and after a short distance turn right into Shannon Way. Continue along this road to the traffic lights, turning left onto Northway Lane. Continue along Northway Lane past Green Lane, until you see an entrance on the left hand side indicated by a Steve Gooch Estate Agent To Let board. (opposite a modern bungalow)

AWAITING VENDOR APPROVAL

Awaiting Vendor approval, therefore these details may be subject to change.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6:00pm Monday to Friday, 9.00am - 5.30pm Saturday.

MISREPRESENTATION

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the lease

SERVICES

Mains gas, electricity, drainage & water. Three Phase Electric



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.