



**Unit 3 a/b Oldbury Buildings**  
**Tewkesbury GL20 8JG**

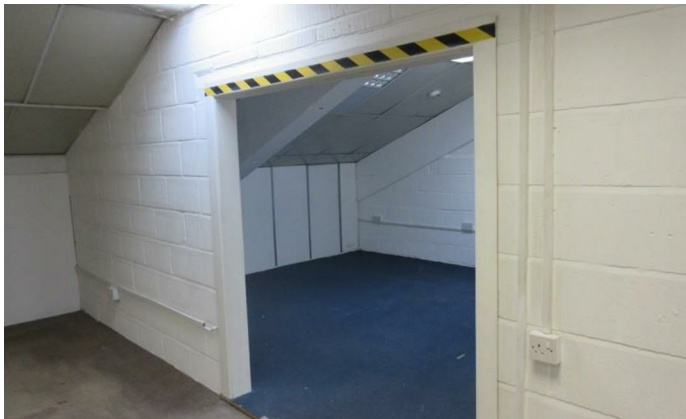
**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## £960 Per Month

### WAREHOUSE/INDUSTRIAL UNIT TO LET

- Approx. 1846 sq ft.
- 3 Phase Electricity
- Full Height Roller Shutter Door
- Separate Kitchen & WC
- 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.

## WAREHOUSE/LIGHT INDUSTRIAL UNIT & OFFICES

Light Industrial unit/warehouse which would be suitable for food pre as is polycarbonate lined. There is a warehouse area, and area for packing/storage being 1846 sq ft in total. On the ground floor there is also a kitchen and 2 x WC's. On the first floor  
Mezzanine First Floor Office 1: approx 30'6" x 13' with a loading area and storage area  
3 Phase Electricity,  
Roller Shutter Door  
Parking

## RESTRICTIONS

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

## RENT

£11,500.00 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.

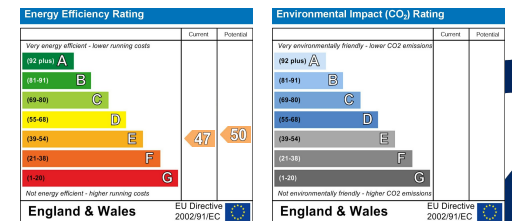
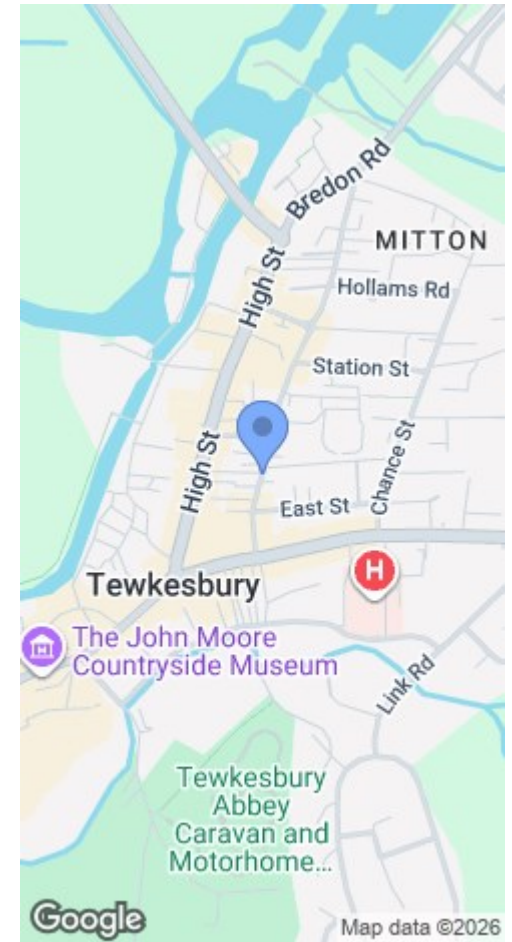
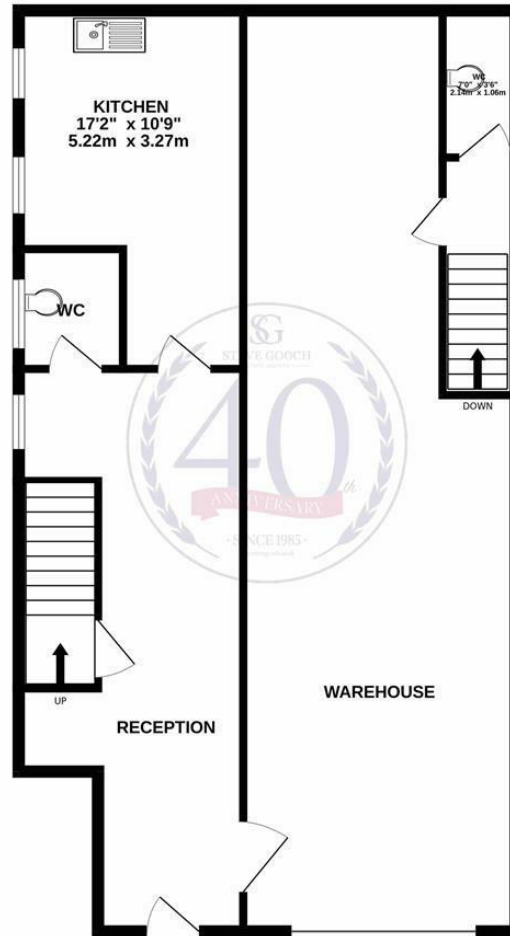
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## SERVICES

Electricity, drainage & water. Three Phase Electric



GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



#### MISREPRESENTATION DISCLAIMER

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