

TO LET

Unit D Northway Trading Estate Tewkesbury GL20 8JH

UNDERGOING COMPLETE REFURBISHMENT



Warehouse / Factory Unit

**9760 sq ft (906.67 sq m)
plus mezzanine floor 3240 sq ft (301.00 sq m)**

Location

The property is located on The Northway Trading Estate, which is less than a mile from Junction 9 of the M5 Motorway, and 2.5 miles east of Tewkesbury's town centre. Birmingham and Bristol are within easy reach along the M5 or by rail from Ashchurch Parkway, which is 5 minutes walk away. Access to the M4 is also convenient along the A417/9 which provides a fast route to London.

Description

The key features of the space available include :

- Portal steel frame with profile steel cladding
- Concrete block and face brick elevations
- Sodium vapour lighting
- 3 phase electricity
- Eaves 5.24 m (17'2") and 8.16 m (26'2") to ridge
- Concrete floor in production area
- Ground and first storey offices with carpeting, suspended ceiling, LED lighting, sealed double glazed window casements
- Steel framed mezzanine floor
- 3.1 m (10'2") to underside of mezzanine floor
- 5 roller shutter doors
- Capable of subdivision into smaller units
- Male and female wcs
- Generous parking provision

Accommodation

The approximate gross internal areas are as follows :-

	Sq ft	Sq m
Ground Floor		
Industrial or Warehouse	8160	758.07
Office	800	74.30
First Floor		
Office	800	74.30
Mezzanine	3240	301.00
Total Gross Internal Area	13000 sq ft	1207.67 sq m

Terms

The space is available by way of a full repairing and insuring lease for a term of years to be agreed. A service charge is payable and details can be provided upon request

Rental

The asking rental is £85,000.00 pa exclusive on a full repairing and insuring basis.

EPC

A certificate is available upon request.

Rates

It is understood the rateable value of the Unit is £55,500.00. For further information and for confirmation of amount payable, interested parties should contact Tewkesbury Borough Council 01684 295010

Legal and Surveyors Costs

Each party to pay for their own legal and surveyors costs involved with the transaction

Viewing

By prior appointment with the sole agent Noyes Lewis on 07847 368721