noyeslewis

commercial property

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.

tel: 0845 602 6242 web: www.noyeslewis.com Ethos House, The Link Business Park, Andoversford, Cheltenham, Gloucestershire GL54 4LB

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

Noyes Lewis Commercial Property (NLCP) on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that.- 1. The Particulars are a general outline of the property only for the guidance of intended Buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions dimensions references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by NLCP. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

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

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