noyeslewis

commercial property

TO LET Unit K Northway Trading Estate Tewkesbury GL20 8JH



High Quality
Warehouse / Factory Unit
8383 sq ft (778.94 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. The new Dobbies and Tewkesbury retail village are close by near the junction with the M5.

Description

The key features of the space available include:

- Portal steel frame with profile steel cladding
- LED lighting
- 3 phase electricity approx..400 kva
- Eaves 6.25 m
- Concrete floor in production area
- Automated sectional access door to production area
- Full height glazed reception area with steel staircase to first floor
- · Disabled, male and female wcs to ground floor
- Partitioned offices with carpeting, air conditioning, lighting
- Male and female wcs and kitchenette at first floor
- Front and side yard with generous parking
- Security gate to estate.



Accommodation

The approximate gross internal areas are as follows:

	Sq ft	Sq m
Ground Floor		
Industrial or Warehouse	6400	594.71
First Floor		
Office	1983	184.23
Total Gross Internal Area	8383 sq ft	778.94 sq m

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Terms

The space is available by way of a full repairing and insuring lease for a term of years to be agreed.

Rental

The asking rental is £90,000.00 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 £58000.00. For further information and for confirmation of amount payable, interested parties should contact Tewkesbury Borough Council.

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

