

**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
<b>Ground Floor</b>		
Industrial or Warehouse	6400	594.71
<b>First Floor</b>		
Office	1983	184.23
<b>Total Gross Internal Area</b>	<b>8383 sq ft</b>	<b>778.94 sq m</b>

**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

