

OFFICE ACCOMODATION TO LET

Tewkesbury

alderking

PROPERTY CONSULTANTS



First & Second Floor Office Accommodation

105 Church Street
Tewkesbury
Gloucestershire
GL20 5AB

1,069 sq ft

- Generous Parking to Rear
- Prominent Position in Town Centre
- New Lease Available



105 Church Street, Tewkesbury, Gloucestershire, GL20 5AB

Location

The property is situated overlooking The Cross, the traditional centre of Tewkesbury, at the junction of the High Street and Church Street.

Tewkesbury is conveniently located with easy access from the north and the south via Junction 9 of the M5 Motorway, and to the west and Wales via J1 of the M50.



Description

The office accommodation is at first and second floor levels, benefiting from a self contained entrance. The offices are fully carpeted and benefit from Category II Lighting.

Outside

There are five car parking spaces situated within a private car park to the rear of the premises accessed off Tolsey Lane.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms

The property is available on an effectively full repairing and insuring basis by way of a service charge for a negotiable term of years.

Rent

Upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

Energy Performance Certificate

Awaiting.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.lettingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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