

# OFFICES TO LET

## 102 – 103

# Church Street

Tewkesbury, Gloucestershire GL20 5AB

First and Second Floor Offices  
Approximately: 1,788 sq ft (166.11 sq m)

- Prominent Position in Town Centre
- New Lease Available
- Car Parking to rear by separate negotiations.



# 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.

**Tewkesbury  
Town Centre**



**Immediate**

**M5 Motorway  
Junction 9**



**1 mile  
east**

**Cheltenham**

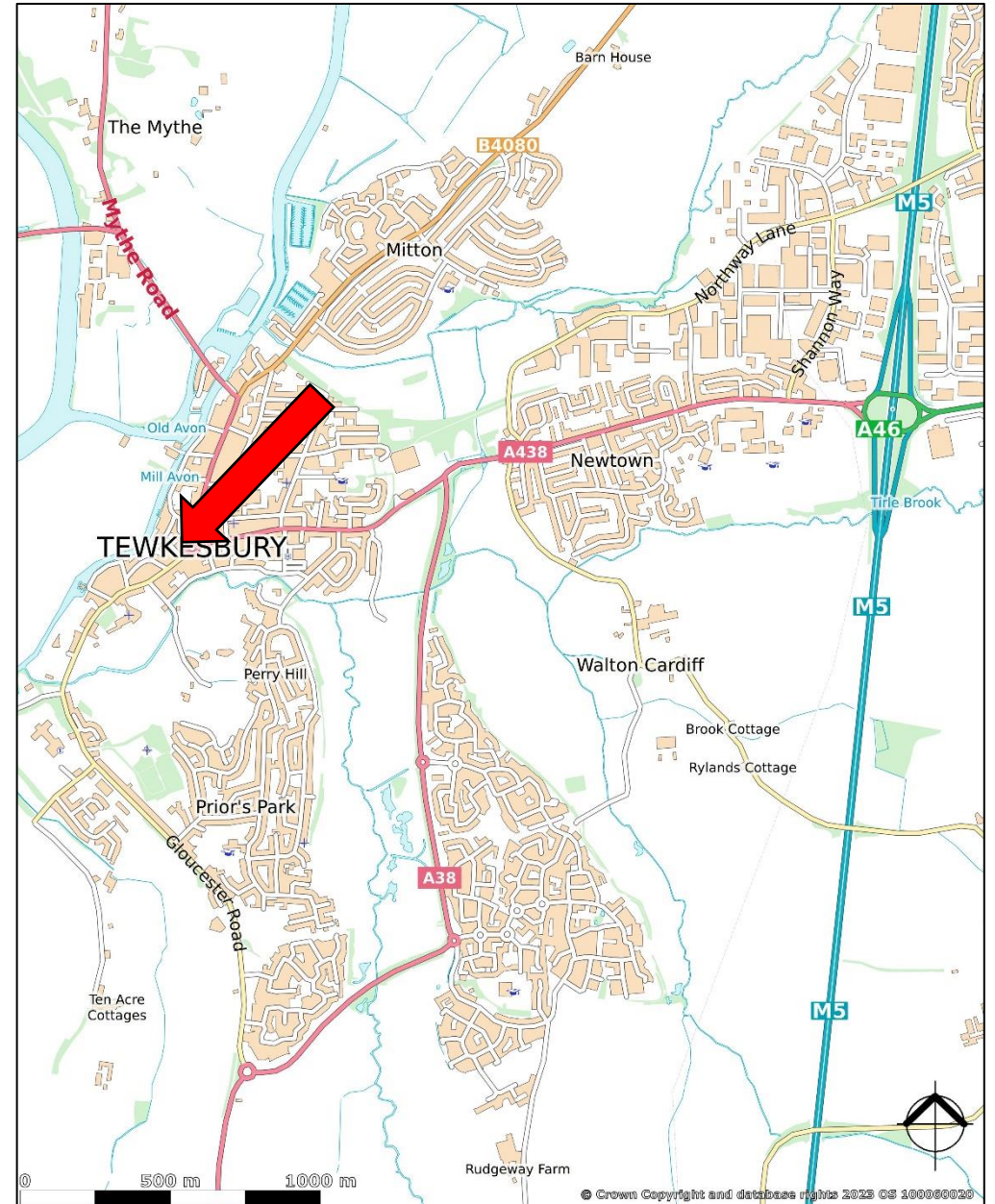


**9 miles  
south  
east**

**Gloucester**



**10.5 miles  
south**



# Accommodation

## Description

The office accommodation is at first and second floor levels, benefiting from an entrance off Church Street and is arranged to provide a number of individual and open plan rooms over two floors.

The property benefits from kitchen room and shower room facilities.

There is car parking to the rear, additional car parking is available by separate negotiations.

## Terms

The accommodation is available on an effective full repairing and insuring lease by way of service charge, for a negotiable term of years to be agreed. years.

## Rent

£20,000 Per Annum Exclusive.

## Energy Performance Certificate

An EPC has been commissioned and will be made available for inspection.

## Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Gloucester City Council.

## Measurements (approximate net internal area)

Area	Sq Ft	Sq M
Offices (Ground and First Floor)	1,788	166.11

### Offices TO LET



### WC / Shower Facilities



### Car Parking Provisions









# Planning | Service Charges | Rates | EPC | Terms

## Services

We are advised that all main services are connected to the premises, with the exception of gas. We 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.

## VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Business Rates

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



## Alder King Property Consultants

Brunswick House,  
Gloucester Business Park,  
Brockworth,  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** N91204

**Date:** July 2023

**Subject to Contract**



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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.