

WAREHOUSE TO LET — 6A Delta Drive

Tewkesbury Business Park, Tewkesbury, GL20 8HB

BK Bruton Knowles

est. 1862



- 11,176 – 26,882 Sq. Ft
- Industrial/ Warehouse with Office Space
- Tewkesbury Business Park
- Within ½ mile of J9 of the M5

www.bruntonknowles.co.uk

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CODE 5186

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SUMMARY

- 11,176 – 26,882 Sq. Ft
- Industrial/ Warehouse with Office Space
- Tewkesbury Business Park
- Within ½ mile of J9 of the M5

LOCATION

Unit 6a Delta Business Park is located within the well established Tewkesbury Business Park, just off Junction 9 of the M5 motorway, providing fast motorway links to Birmingham, Bristol, Exeter and Stroud, with Tewkesbury town centre sitting 1.6 miles to the west.

The property boasts good rail connections with Ashchurch station approx 1.5 miles east, providing links to major cities with the likes of London, Cardiff, Birmingham and Bristol.

DESCRIPTION

The unit comprises an industrial premises of a concrete frame construction with part brick and part profile clad elevations. A pitched metal truss roof benefits from insulated profile cladding which incorporate translucent roof lights.

The internal layout provides office space, WC's and kitchen facilities to the front of the warehouse, with further office space situated on the first floor leading out to mezzanine which can be removed if required. The unit benefits from 2 electric roller shutter doors, sodium lighting and a 3 phase electricity supply. The minimum eaves height is 5.5m.

EPC

The property has an EPC rating of C-72.

VAT

Unless otherwise stated, VAT will be applied to all costs.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	932.40	10,036
First Floor	105.9	1,140
Total		11,176
Mezzanine	526.7	5,669

Adjacent units can be made available to provide total accommodation up to 21,898 Sq. Ft

RENT

On application.

TERMS

The property is available by way of a new lease on fully repairing and insuring basis for a term to be agreed.

PLANNING

We understand that the property has consent for light industrial use (Class E). It will also be suitable for general industrial & warehouse uses (Classes B2 & B8) of the use classes order. Prospective tenants should satisfy themselves as to the suitability of the unit for their proposed use.

RATES

We understand the Rateable Value for the whole property to be;

Rateable Value: £50,500

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

SERVICE CHARGE

A service charge will be payable, with further information available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

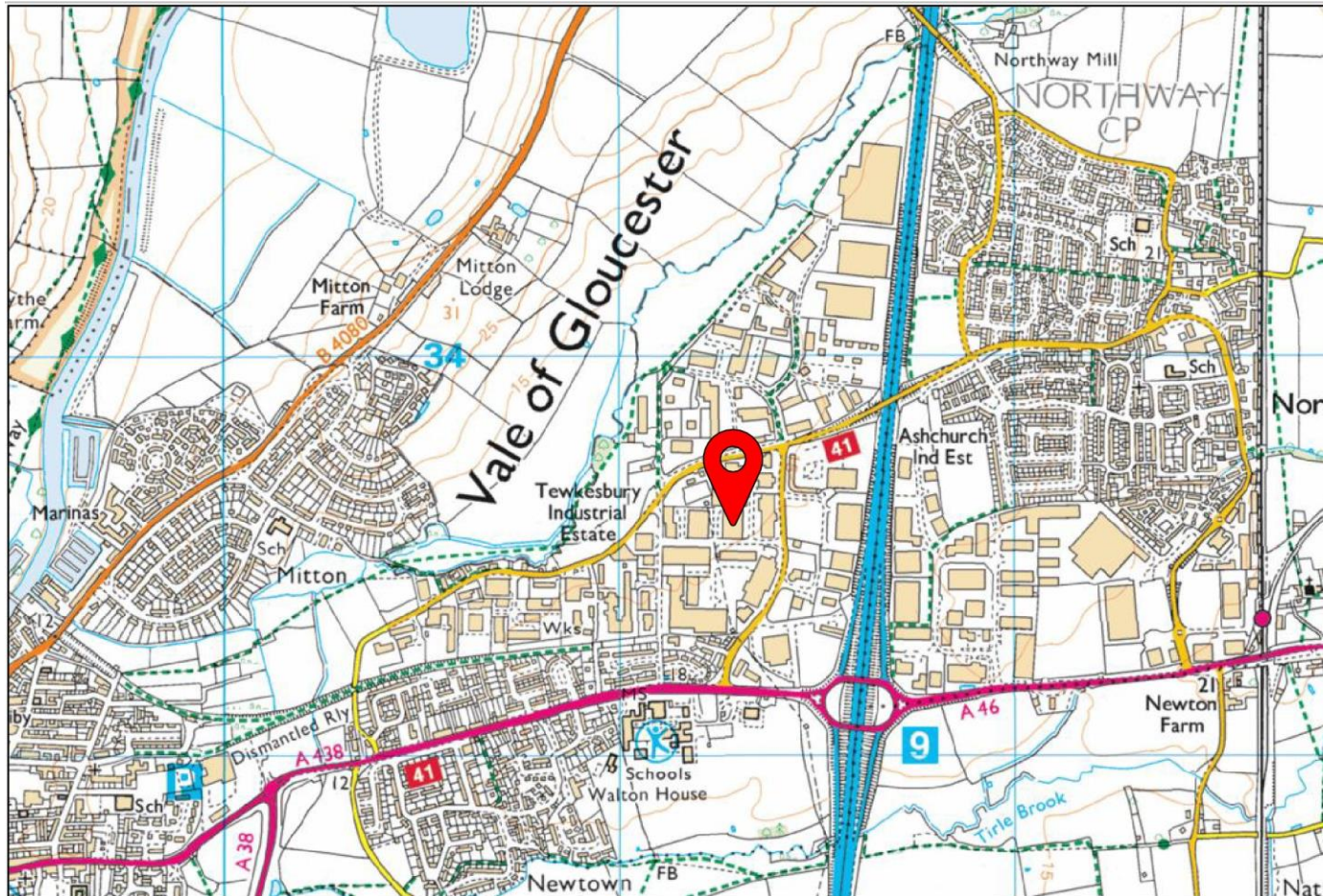
FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with either Bruton Knowles or Fisher German on the contact details provided.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

TO LET - Warehouse Premises

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