

WAREHOUSE TO LET — 6C Delta Drive

Tewkesbury Business Park, Tewkesbury, GL20 8HB



BK Bruton Knowles

est. 1862



- 4,982 Sq Ft(GIA)
- Industrial/Warehouse with Office Space
- Tewkesbury Business Park
- Within ½ Mile of J9 of the M5

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SUMMARY

- **4,982 Sq. Ft (GIA)**
- **Industrial/Warehouse with Office Space**
- **Tewkesbury Business Park**
- **Within ½ Mile of J9 of the M5**

LOCATION

Unit 6c 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 a mix of office space, WC's and kitchen facilities. The unit benefits from electric roller shutter door access, sodium lighting and a 3 phase electricity supply.

EPC

The property has an EPC rating of C-66.

VAT

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

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	462.8	4,982
Total	462.8	4,982

RENT

£39,860 per annum exclusive.

TERMS

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

PLANNING

The property was previously used for warehousing and distribution (class B8), but will also be suitable for light/general industrial uses (classes B1 and B2) of the use classes order.

RATES

We understand the Rateable Value for the whole property to be - £25,500

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 Bruton Knowles or their joint agent Fisher German on the contact details provided.

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