





Unit K Northway Trading Estate

Prominent industrial warehouse unit on a popular Business Park within 1 mile of the M5.

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. Dobbies Garden Centre and the new Designer Retail Village are close by near the junction with the M5.

Description

The property is a modern light industrial unit of steel portal frame construction, with concrete floors, part profiled steel clad and part brickwork walls. The roof is profile insulated cladding and incorporates translucent panels. There is a tarmac surfaced car park for 2 vehicles and a loading area.

Communal car parking is provided via a single entrance with a barrier entry.

The accommodation comprises a workshop and WC on the ground floor with storage above.

The mezzanine floor is of steel frame with hardwood floor and is accessed via a steel staircase with a clearance height beneath of approximately 2.7m.

The property has a combination of sodium and LED ceiling mounted lighting, 3 phase electricity distributed via perimeter trunking and an intruder alarm.

Accommodation

(Approximate Gross internal area)

Ground Floor	594.71 sq m	(6,400 sq ft)
First Floor	184.23 sq m	(1,983 sq ft)
Total	778.94 sq m	(8,383 sq ft)

The total site area is approximately 0.185 hectares (0.457 acres).

Planning

Within Classes E of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £58,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed. Consideration will be given to a sale.

Rent

£82,000 per annum exclusive.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

EPC

The property had an EPC Rating of C-74.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key Contacts

Simon McKeag BSc (Hons) MRICS



simon@ashproperty.co.uk



07737 691453

Simon Noyes-Lewis



snl@noyeslewis.com



07847 368721

www.ashproperty.co.uk

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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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