





Unit 1 Duddage Manor Business Park

**Modern industrial unit
with good access to
Tewkesbury and Junction
8 of the M5 motorway.**

Location

The unit is situated in Duddage Manor Business Park which is conveniently located approximately 3.5 miles north of Tewkesbury town centre, 14.5 miles southwest of Evesham, 14.5 miles south of Worcester and 20 miles northeast of Gloucester City Centre. Road connections are excellent with Junction 8 of the M5 approximately 2 miles northeast, Junction 9 approximately 5 miles south, and Junction 1 of the M50 approximately 1 mile north.

Description

The property is a modern end terraced industrial unit of steel portal frame construction with park brick/part clad elevations, under a fully clad roof which incorporates translucent panels at regular intervals. The party walls are of blockwork.

Internally, the accommodation comprises the main workshop/warehouse area, offices, kitchen and WC on the ground floor and a mezzanine has been installed to provide storage above.

The offices have been fitted out to a high specification and includes painted plastered ceilings and walls, LED lighting, wooden floors, electric wall mounted heaters and glazing has been installed to help enhance the natural light.

The unit has a vehicular access and an aluminium framed pedestrian door. There is allocated parking and a loading area to the front of the building.

Accommodation

(Approximate gross internal floor area)

Ground Floor	189.97 m2	(2,002 ft2)
First Floor	92.50 m2	(996 ft2)
Total	278.47 m2	(2,998 ft2)

Planning

The property has consent for Class E (formerly Class B1 of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £18,750. 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. A charge may be levied by the Estate Landlord to cover the communal upkeep and maintenance.

Rent

£20,000 per annum.

Energy Performance Certificate

To be confirmed.

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 contact

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