





Unit 18 Neptune Business Centre

Modern industrial unit on a popular business park available on a new lease.

Location

Neptune Business Centre is a development of industrial/warehouse units located just off Tewkesbury Road, approximately 1.5 miles to the west of the Town Centre and approx. 3 miles from Junction 10 and 11A of the M5 motorway.

Description

The property comprises a mid terrace modern unit of steel portal frame construction with fully clad elevations and roof which incorporate translucent panels at regular intervals.

The unit has been finished to a good specification to include:-

- 6.8 m minimum eaves height
- Floor loading of 30 Kn/psm (600 lbs psf)
- Showroom quality glazing
- Roller shutter loading door
- 3 phase power supply with gas

The accommodation includes a showroom, warehouse, kitchen and WC on the ground floor with offices/showroom and storage at first floor level.

Externally, there are 4 allocated parking spaces and an area to load/unload.

Accommodation

Approximate gross internal area

Ground Floor	214.84 m2	(2,313 ft2)
First Floor	135.59 m2	(1,460 ft2)
Total	350.43 m2	(3,773 ft2)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £20,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

The property has an EPC rating of C-66.

Planning

Within Classes E, B2 and B8 of the Use Classes Order.

Terms

The unit is offered by way of a new lease for a term to be agreed.

Rent

£37,500 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.

VAT

The property is elected for VAT.

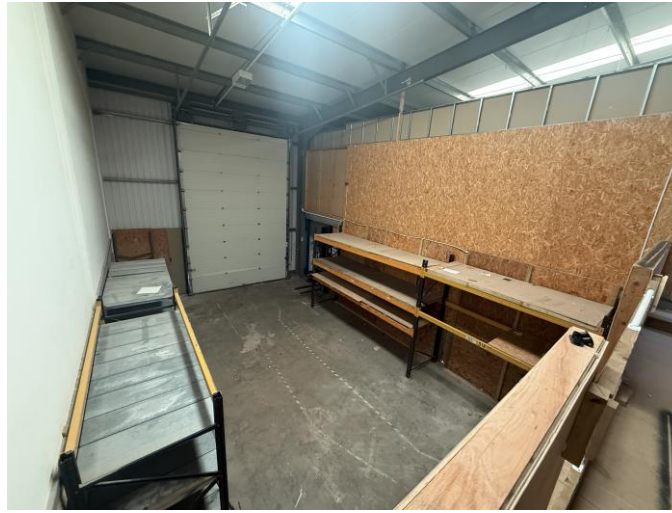
Legal Costs

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

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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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