





**Unit 43 Highfield Business Park, Deerhurst,
Tewkesbury GL19 4BP.**

-  Industrial
-  Tewkesbury
-  To Let
-  158.07 m2 (1,702 ft2)





Unit 43 Highfield Business Park

Modern Industrial unit finished to a high standard throughout. Available on a new lease.

Location

Highfield Business Park is a popular and well-established business estate with access directly off the A38. It is located approximately 6 miles west of Cheltenham town centre, 4 miles south of Tewkesbury and 8 miles north of Gloucester via the A38. The M5 Motorway can be fully accessed via Junction 9 approximately 4 miles to the north, and at Junction 10 to the southeast. The estate is home to several established commercial occupiers, including PJ Lane Ltd, Red Earth Systems and Premiere Healthcare.

Description

The property comprises a mid-terrace light industrial warehouse unit of steel portal frame construction with part blockwork and clad elevations, under an insulated and clad roof incorporating translucent panels. Internally the accommodation provides warehouse space the ground floor and there is an office at mezzanine level.

Access is provided via two personnel doors within the front elevation, one with an electrically operated roller shutter security over the glazed entrance section, and access for loading is via an electrically operated loading door.

The unit offers a clean, insulated working environment with air conditioning throughout, anti-slip recycled plastic floor tiles, LED lighting and fast fibre-optic internet. A shower room and well-fitted kitchen are provided.

There are 2 allocated parking spaces with a concrete forecourt for loading/unloading, and further informal parking is available in a securely gated estate.

Accommodation

(Approximate Gross Internal area)

Ground floor	122.89 m2	1,323 ft2
Mezzanine	35.18 m2	379 ft2
Total	158.07 m2	1,702 ft2

Rates

The assessment currently appearing in the Valuation List is £12,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E and B8 of the Town & County (Use Classes) Order 1987.

Terms

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years.

Rent

£20,000 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.

VAT

The property is elected for VAT.

Energy Performance Certificates

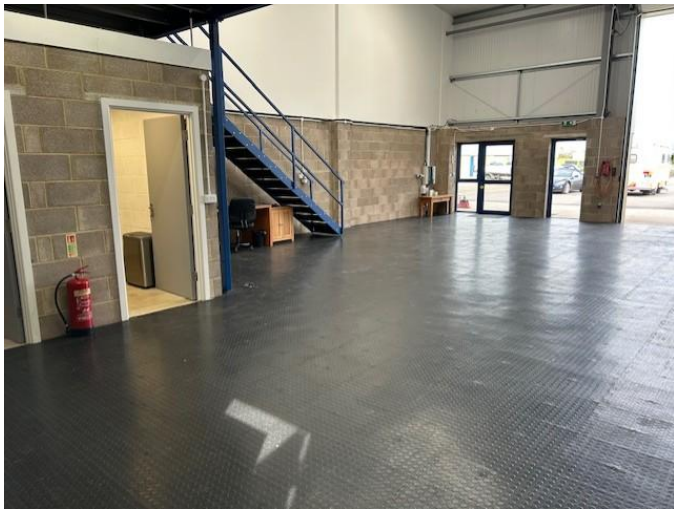
The property has an EPC rating of D-86.

Legal Costs

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



Gallery






Request a viewing

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

Key contacts


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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

