





Unit 2 Neptune Business Centre

Modern industrial unit in a prominent position on a popular business park with 7 allocated parking spaces.

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 an end 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 workshops, storage, an office and WC on the ground floor with a further office including kitchen point and storage at first floor level.

Externally, there are 7 allocated parking spaces and an area to load/unload.

The property has an EPC rating of C-60.

Accommodation

(Approximate gross internal area)

Ground Floor	338.80 m2	(3,647 ft2)
First Floor	42.44 m2	(457 ft2)
Total	383.24 m2	(4,104 ft2)
Mezzanine	156.91 m2	(1,689 ft2)

Unit 1 will be available in December 2025 enabling larger requirements up to 866.44 sq m (9,236 sq ft) to be accommodated.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £31,500.

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 Use Classes Order.

Terms

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

Rent

£40,000 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.

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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