

FOR SALE

Unit 4

Cymbio Business Centre

Northway Lane, Tewkesbury GL20 8JG

Industrial / Warehouse Unit

Approx. 2,581 ft² (239.82 m²)

- **Detached Freehold For Sale with Vacant Possession on Completion**
- **Within approximately 1 mile of junction 9 of the M5**
- **Established Commercial Location**

alder king

PROPERTY CONSULTANTS



Location

The property is located approximately 1 miles north west of Junction 9 of the M5 Motorway and 2 miles east of Tewkesbury town centre within a major industrial area.

The building is situated in a prominent location with road frontage to Northway Lane, and the general location provides excellent access to the Midlands and South West via the M5, and London via the A417/9 dual carriageway and the M4 motorway. There is also a mainline rail link from Ashchurch Parkway situated about 1/2 mile east of Junction 9 of the M5.

Cheltenham is approximately 10 miles south, Gloucester approximately 12 miles south and Worcester approximately 16 miles north.

**M5
Motorway
Junction 9**



1 mile east

**Tewkesbury
Town
Centre**



2 miles west

Gloucester

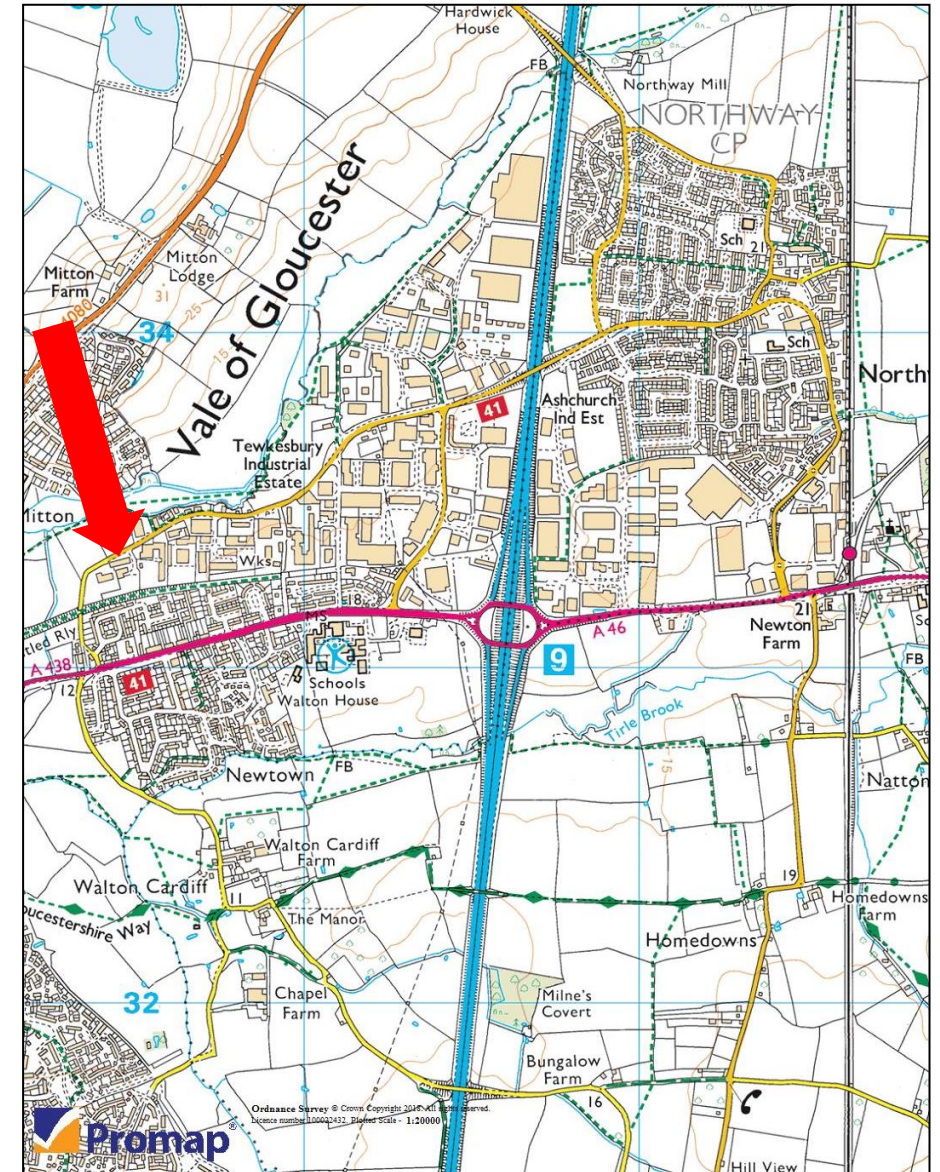


12 miles south

Cheltenham



10 miles south east



Description

A modern detached industrial warehouse unit of steel frame construction with vertical rib plastic coated sheet clad elevations, beneath a profile mono-pitch roof incorporating translucent light panels and insulated with rockwool.

Internally the unit comprises warehouse and workshop space, an office and WC. The office area and WC are constructed of concrete breeze block and decorated throughout in an emulsion paint, with timber effect vinyl floor coverings.

The industrial warehouse area provides an internal height of approximately 4 metres at the lowest part rising to approximately 4.5 metres at the highest part, measured to the underside of the eaves haunches.

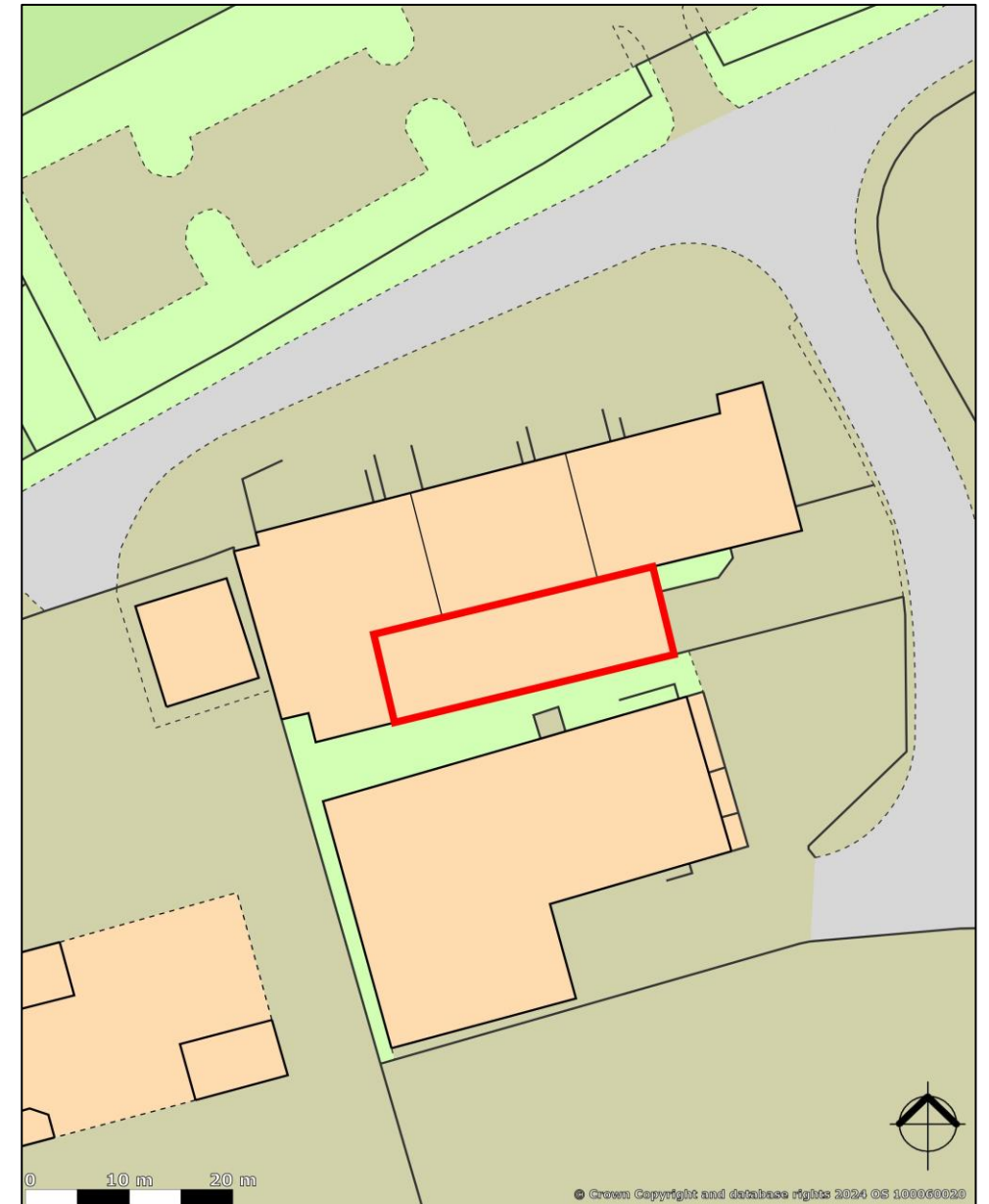
Access for loading is by way of a sectional overhead loading door, and there is also separate access for pedestrians within the front elevation.

An area for car parking and loading is located to the front of the building.

Accommodation

All measurements are approximate Gross Internal Areas

Area	ft ²	m ²
Warehouse	2,407	223.61
Office & WC	174	16.13
TOTAL	2,581	239.74



Terms

Guide Price

£375,000 plus VAT

Sale Terms

Unconditional Sale of the Freehold Interest with Vacant Possession on Completion.

Energy Performance Certificate

D:93

Business Rates

The Valuation Office Agency states the property has a current Rateable value of £16,750.

Legal Costs

Each party is to be responsible for their own legal costs.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Services | Notices

Services

We are advised that all main services are connected to the premises, with the exception of Gas, and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over and and/or responsibility for maintaining it to comply with the Control of Asbestos Regulation 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scop of Alder King and accordingly we recommend you obtain advice from a specialist source.

Subject to Contract

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Important Notice

These particulars do no constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.





Viewing Arrangements

For further information or to arrange an inspection, please contact the agents



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AK Ref: AJGR/N99931
Date: September 2024
Subject to Contract



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

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