

FOR SALE

alder king

PROPERTY CONSULTANTS

**Unit 5, 42 Hundred, Tewkesbury Business Park,
Tewkesbury, GL20 8PF 5,042 sq ft (468.34 sq m)**

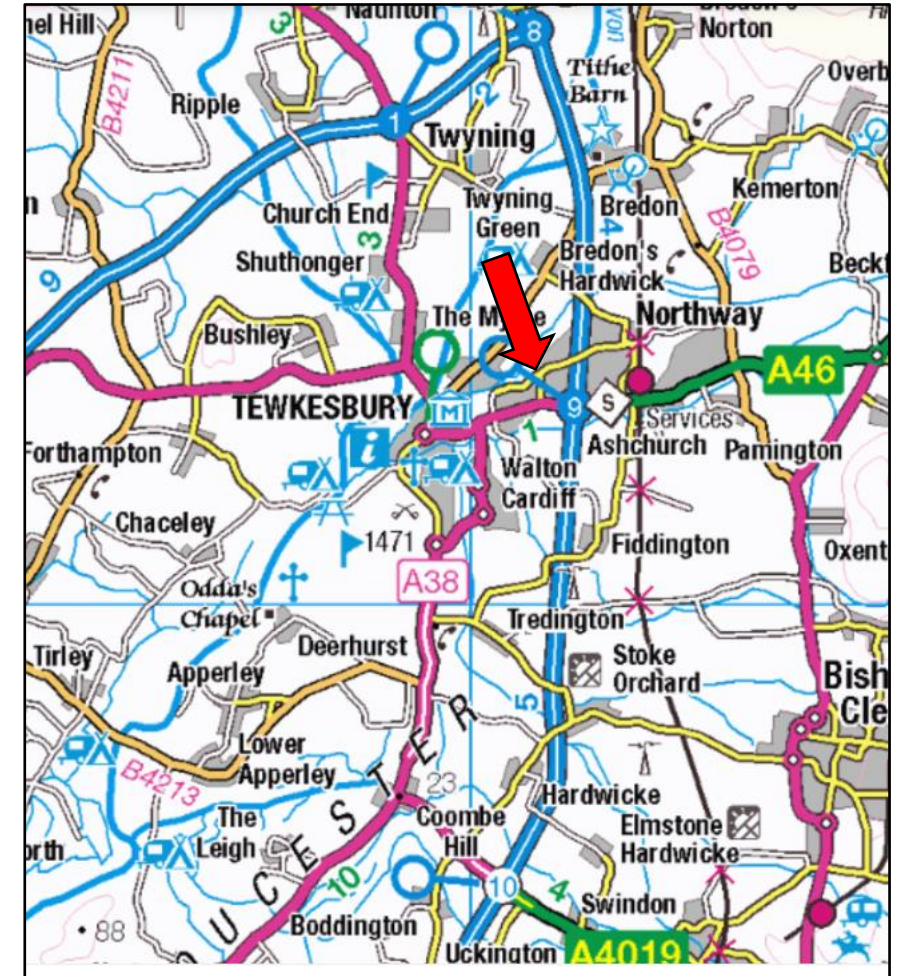
- Excellent location within 1.5 miles of Junction 9 of the M5 Motorway
- End of terrace location
- High quality building in an attractive business park location

Location

The property is superbly located within Tewkesbury Business Park accessed from Shannon Way and Severn Drive and within one and a half miles of Junction 9 of the M5 motorway.

Tewkesbury Business Park provides an attractive business environment including high quality buildings and mature landscaping.

Road communications are excellent with Tewkesbury town centre approximately 2 miles west, Gloucester and Cheltenham approximately 10 miles south and Worcester approximately 20 miles north.



M5



**Junction 9
1.5 miles**

**Tewkesbury
Town Centre**



2 miles

**Gloucester &
Cheltenham**



**10 miles
south**

Worcester



**20 miles
north**



Accommodation

Description

The property comprises an end of terrace building of steel portal frame construction with brick and vertical profiled clad external elevations incorporating an inner blockwork skin under an insulated, plastic-coated steel profile roof, incorporating translucent panels.

The construction provides for clear height of approximately 6m to the frame haunch.

At ground floor, the accommodation provides a reception lobby office, accessible WC and two store rooms with storage over.

An extensive mezzanine floor is included to the rear with a clear working eight of approximately 3.7m beneath. Loading is provided by a sectional overhead loading door located in the front elevation.

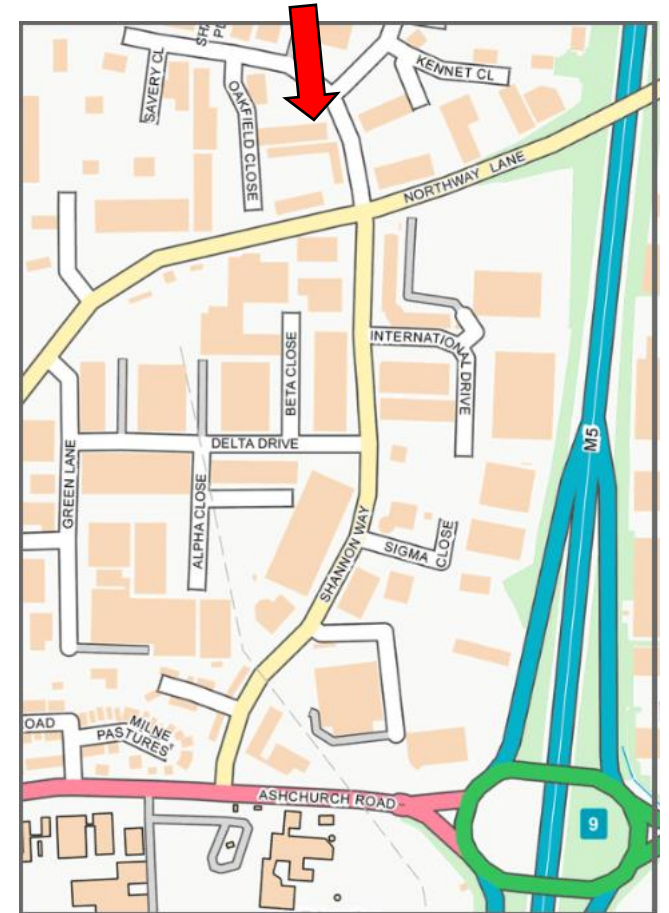
The property is fitted to a high standard including LED and fluorescent lights, two gas fired hot air blower heaters and two contra-convection fans.

Services

We are advised that all main services are connected to the premises. We 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.

Approximate Gross Internal Areas

Area	Sq ft	Sq m
Ground Floor Industrial/ Warehouse Area	2,795	259.63
Reception Lobby Office, WC and Stores	621	57.65
Storage Over	757	70.37
Mezzanine Floor	869	80.69
TOTAL	5,042	468.34



Surface level



Onsite parking

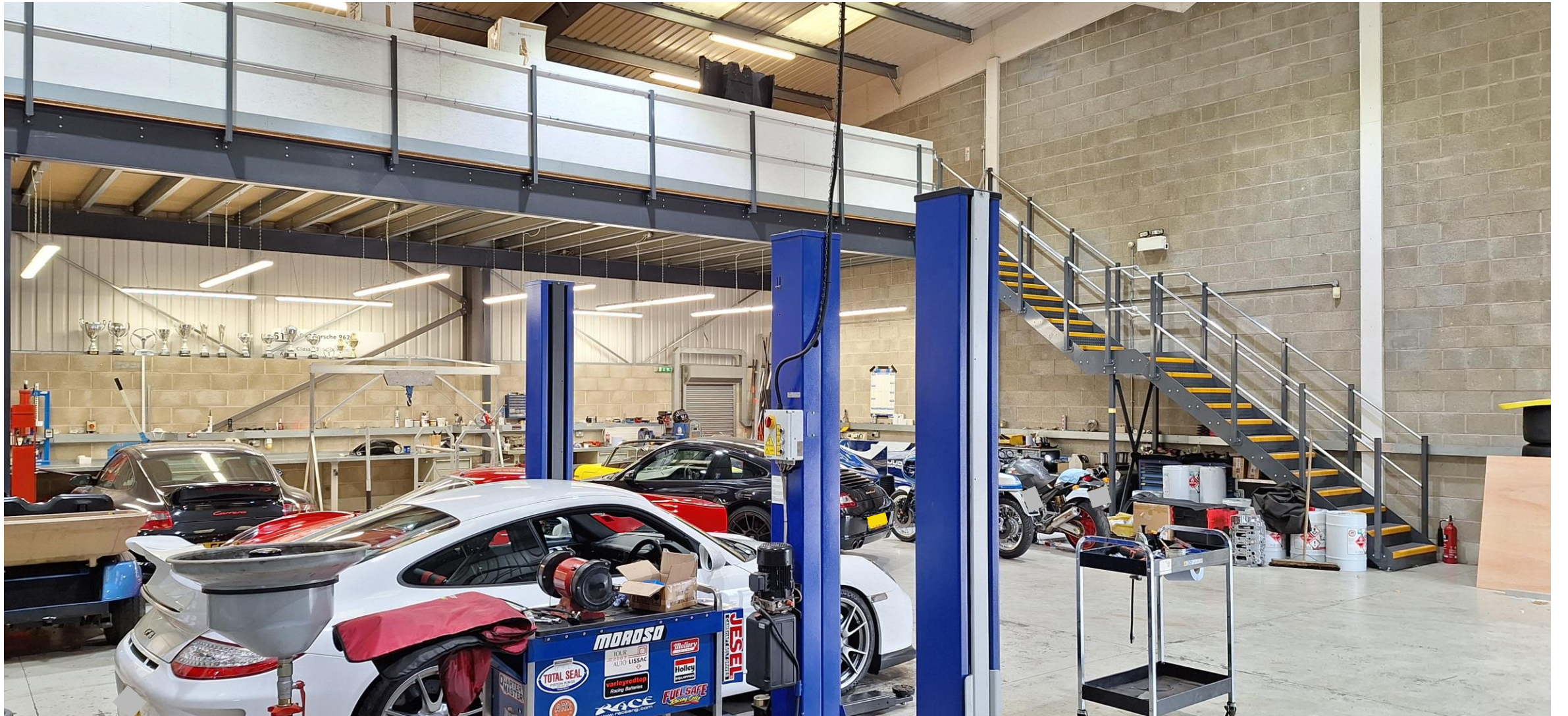


WC facilities



Clear height 6m







Rates | EPC | Terms

Business Rates

The Valuation Website states that the property has a Rateable Value of £30,975.

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C (75) and the full certificate can be provided on request.

Terms

For sale with vacant possession on completion.

Price

Price on application.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: AJGR/led/N100367

Date: August 2024

Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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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

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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.