

alder king

PROPERTY CONSULTANTS

**PRELIMINARY DETAILS
TO LET**



**Unit 1 Kennet Close (Former Jewson Premises)
Tewkesbury Business Park, Tewkesbury GL20 8HF**

Approximately 15,055 sq ft (1,398.65 sq m) Site area of
approximately 1.4 acres

- Prominent trade warehouse
- Low density site with large yard
- Available on leasehold terms.

Location

The property is located approximately 1.5 of a 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 adjacent to the junction of Shannon Way, Northway Lane and Seven Drive. Access is via Kennet Close to the rear.

The 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**



1.5 miles south east

**Tewkesbury
Town
Centre**



2 miles west

Gloucester

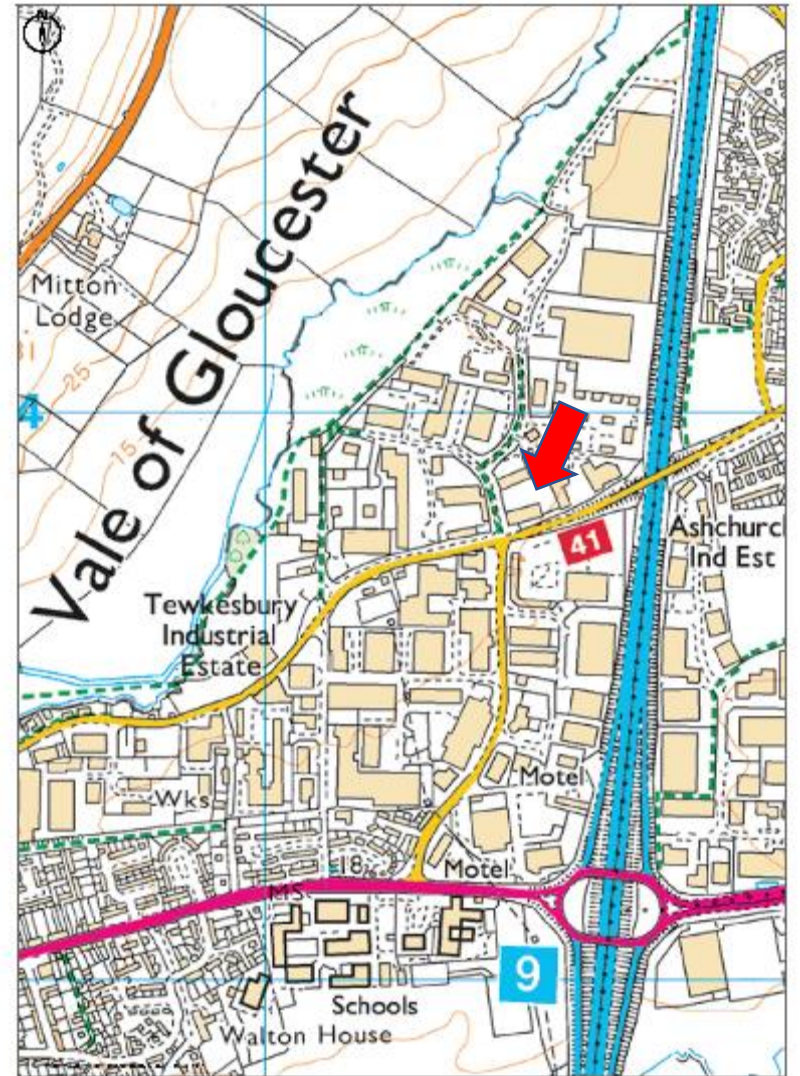


12 miles south

Cheltenham



10 miles south east



Accommodation

Description

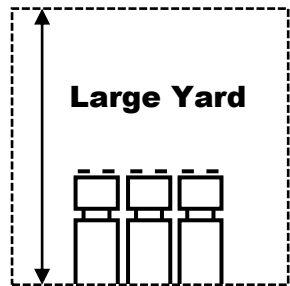
A detached purposes built trade warehouse of steel former frame construction with an internal haunch height of approximately 6 metres.

The elevations are of profiled plastic-coated steel cladding, including a glazed section, brick and block.

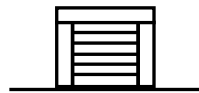
Access is by two level access loading doors. A partition divides the former showroom area from the warehouse.

The building sits on a large yard with gated access from Kennet Close.

Unit 1- Area	Sq ft	Sq m
Trade showroom area	4,465	414.84
Warehouse	10,590	983.81
TOTAL	15,055	1,398.65
Site Area	Approximately 1.4 acres	



**Surface level
Doors - 2**



**Onsite
parking**



WC facilities







Rates | EPC | Terms

Business Rates

The latest VOA assessment gives a rateable value of £101,000 and is classified as warehouse and premises. Interest parties should contact 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

An EPC is to be commissioned.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

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.

Lease Terms

The property is available on leasehold terms.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant/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:



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Subject to Contract



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Important Notice

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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.