

# FOR SALE

## Tewkesbury Saw Ltd Premises

Northway Lane

Tewkesbury

Gloucestershire

GL20 8JG

**alder king**

PROPERTY CONSULTANTS



**Detached Industrial / Warehouse Unit. Approximately 10,287 sq ft (955.64 sq m)**

- **Detached Freehold Unit For Sale**
- **For Sale with Vacant Possession**
- **Site Area Approximately 0.163 ha (0.403 acres)**

# 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, 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. Gloucestershire Airport at Staverton is approximately 10 miles to the South.

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**

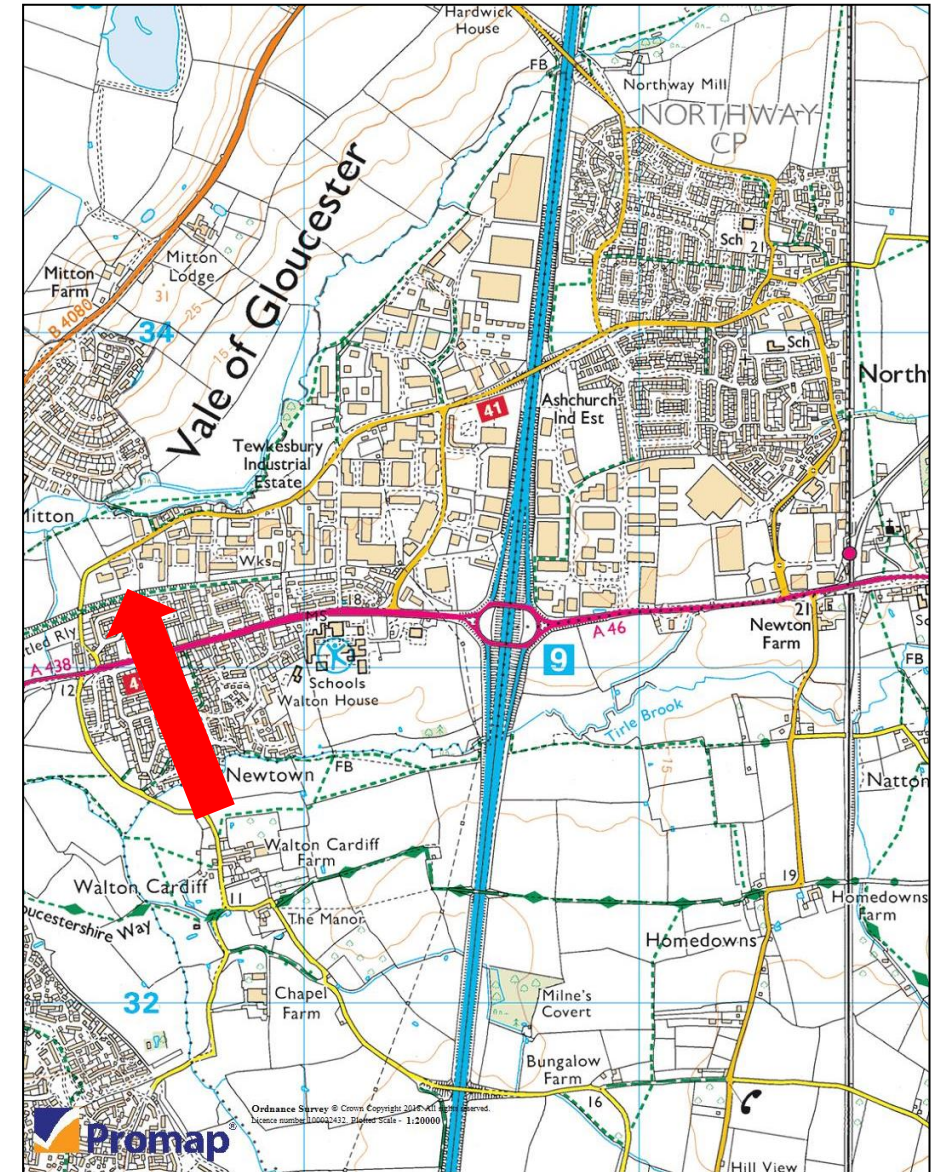


**12 miles south**

**Cheltenham**



**10 miles south east**



# Description

The property comprises a detached industrial building constructed in the 1970's, with predominantly brick external walls under a pitched cement sheet roof, supported on a steel lattice frame.

To the front is a two-storey office building with flat felt covered roof, and a modern first floor extension has been added to the rear part of the building which provides for additional storage accommodation.

Externally there is a side yard/loading area and to the front is a tarmac car parking area.

The site area is approximately 0.163 ha (0.403 acres).

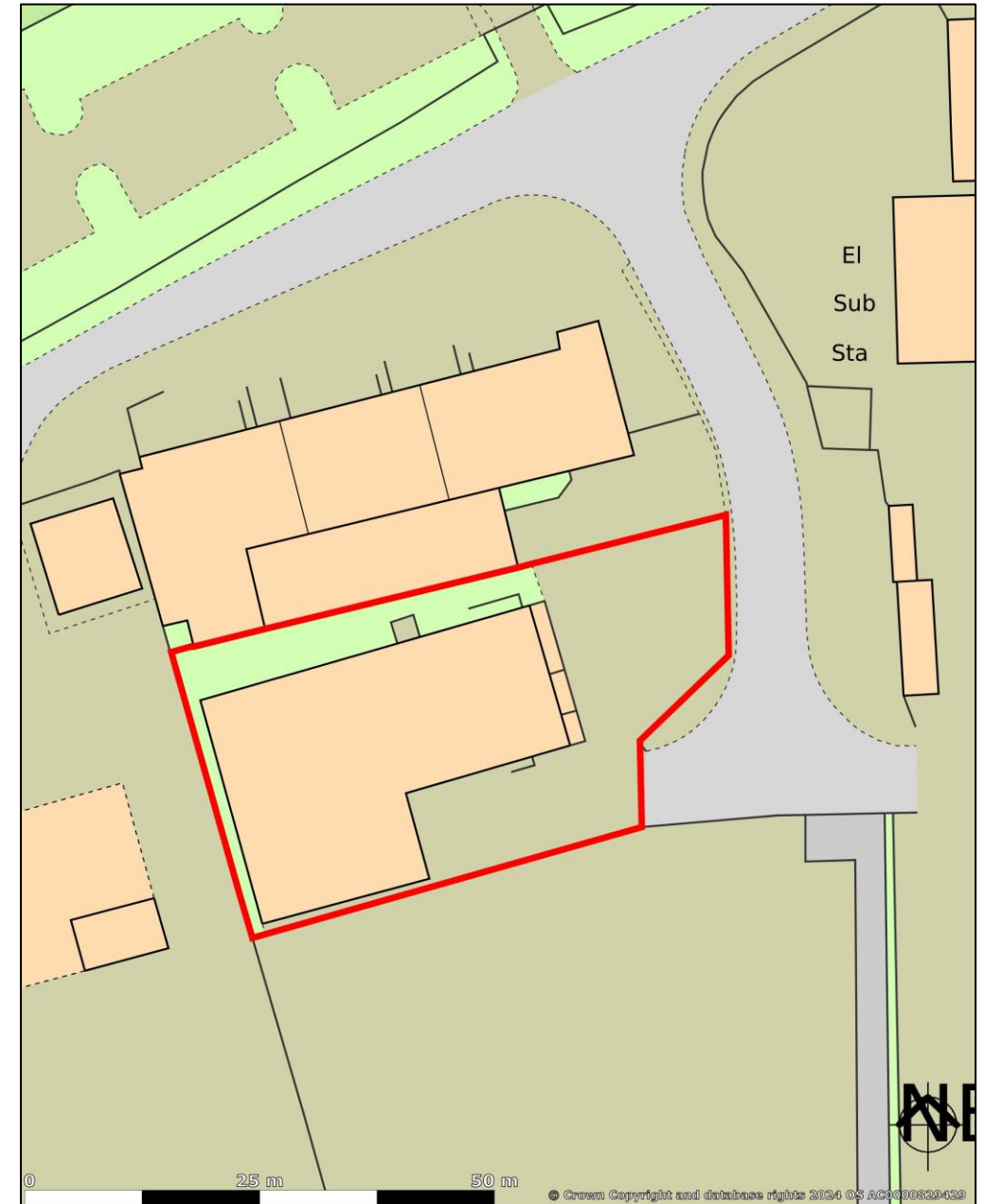
## Energy Performance Certificate

An EPC has been commissioned.

## Accommodation

All measurements are approximate Gross Internal Areas

Floor	Area	ft <sup>2</sup>	m <sup>2</sup>
Ground	Warehouse/workshop, Offices and Showroom	7,881	732.12
First	Offices	699	64.90
First	Storage	1,707	158.60
<b>Total</b>		<b>10,287</b>	<b>955.64</b>



# Terms

## Guide Price

£680,000

## Sale Terms

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

## Business Rates

The Valuation Office Agency states the property has a current Rateable value of £45,250.

## Legal Costs

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

## Services

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

## AML

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

## Asbestos Regulations

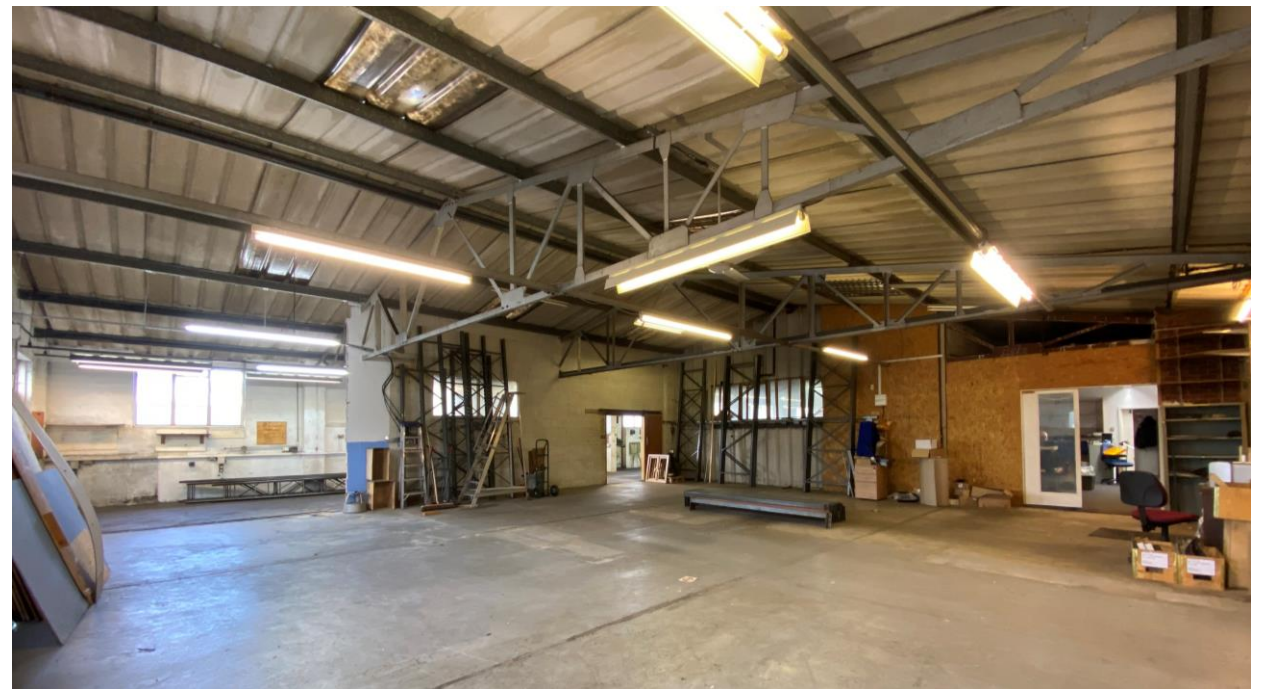
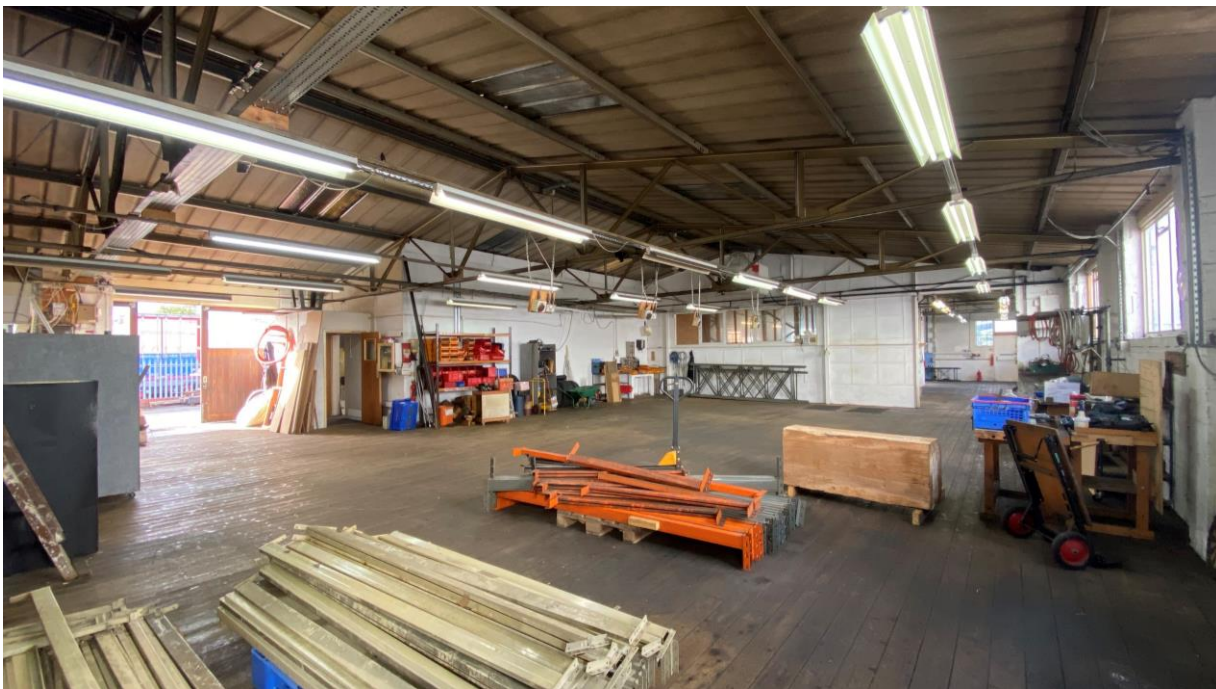
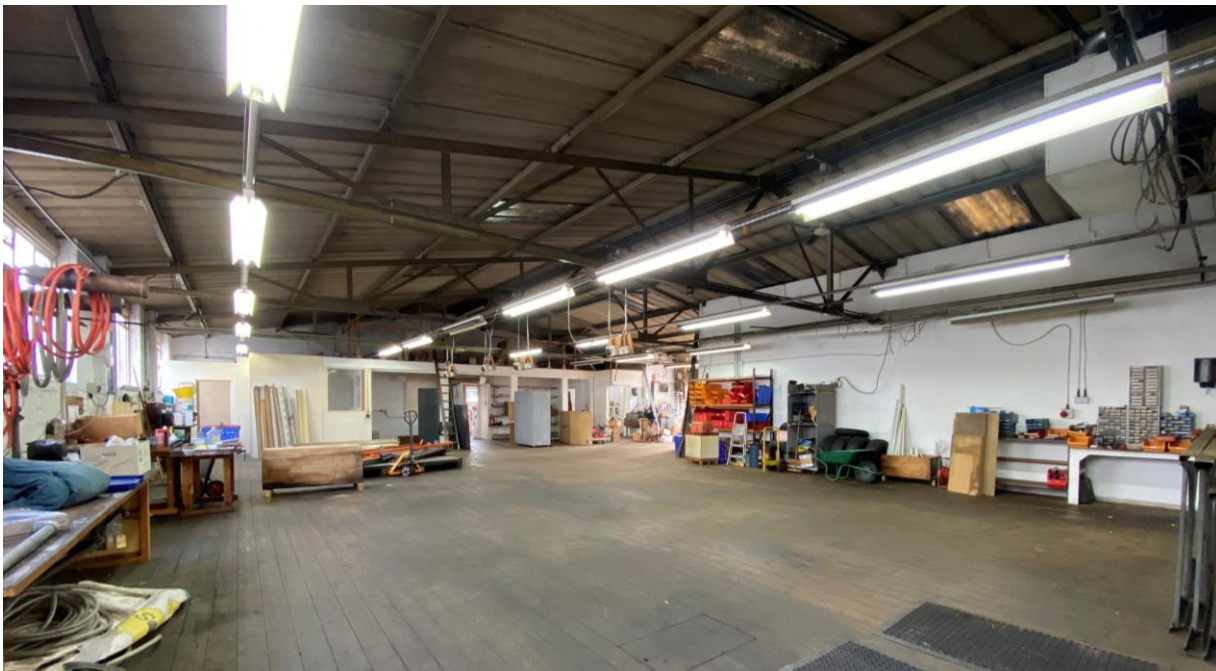
It is the responsibility of the owner or tenant of the property, and anyone else who has control over and and/or responsibility for maintaining it to comply with the Control of Asbestos Regulation 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scop of Alder King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

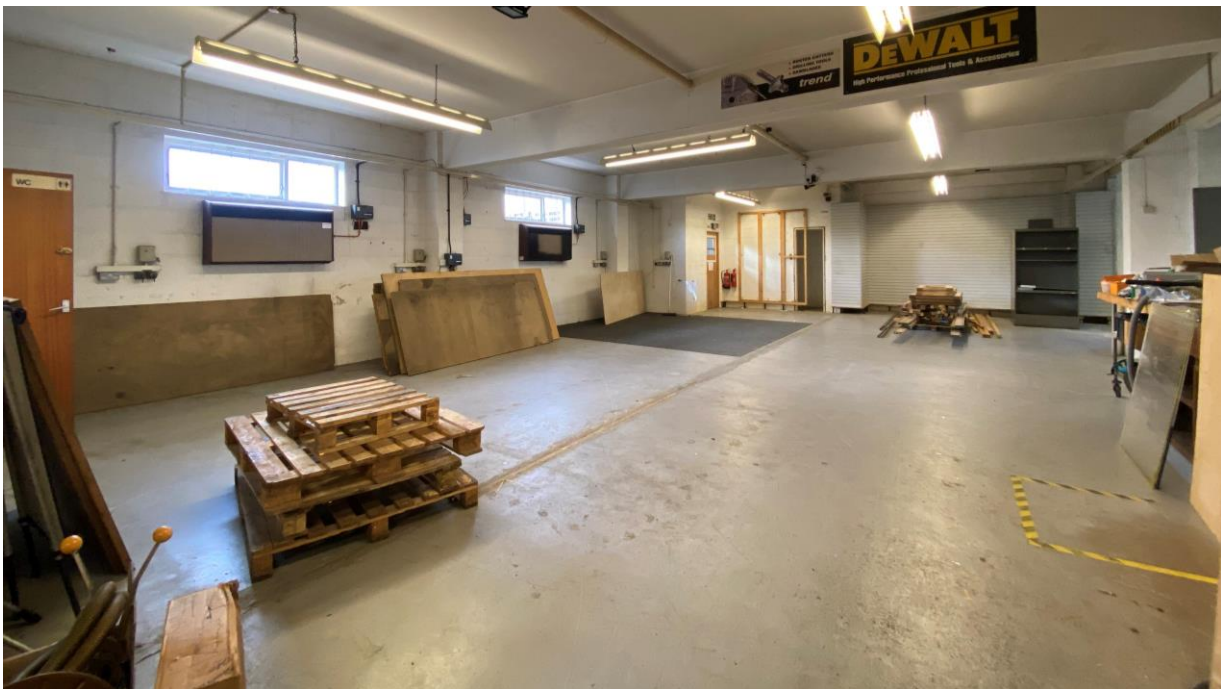
## Subject to Contract

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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



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** GN/N100513

**Date:** April 2024

**Subject to Contract**



## Giles Nash

01452 627135

07503 017 301

[gnash@alderking.com](mailto:gnash@alderking.com)

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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