



**3.29 acre (1.33 ha) site
with 10,095 sq ft (937.82 sq m) warehouse**

Property Highlights

- Detached premises on a large, secure site.
- Located within close proximity of the M5 motorway.
- Warehouse and office accommodation.
- Level access roller shutter door.
- Fenced site with power sockets and electric vehicle charging point.
- Minimum eaves height of 4.05m.
- Operational, remote monitored CCTV system.
- Available by sub-lease.

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**Newtown Industrial Estate
Northway Lane, Tewkesbury
GL20 8JG****Location**

The property is well located on Northway Lane, Tewkesbury, a well established industrial and commercial area. Junction 9 of the M5 motorway is one mile to the east, connecting the property to the national motorway network, including the South West and Midlands. The site further benefits from good road links via the A46 and A38. The property is 2 miles from both the town centre of Tewkesbury and Ashchurch Railway Station, which serves the North Gloucestershire and South Worcestershire area.

Description

The property comprises of a detached premises of brick construction, with profile clad elevations to higher level, under a pitched roof (portal frame construction). The premises include:

- Reception and office area (including kitchen)
- Warehouse/former showroom area, served by a level access roller shutter door (measuring 5.68m x 3.25m).
- Covered but open-sided warehouse area with WC facilities and a valeting area (itself accessed separately via a concertina shutter door).
- Minimum eaves height of 4.05m, rising to 5.73m at the pitch.
- Separate gatehouse to the front of the site (measuring 785 sq ft / 72.93 sq m).
- Large external site of approximately 3.29 acres.
- Site is fully fenced to the perimeter.
- External power sockets and electric vehicle charging point.
- Operational, remote monitored CCTV system.

Accommodation

Accommodation	sq ft	sq m
Workshop	5,991	556.56
Warehouse / Former Showroom	3,319	308.33
Gatehouse	785	72.93
Total	10,095	937.82

Rent

The premises are currently occupied on a leasehold basis and available on a sub-lease basis. The lease expires on the 23rd October 2031.

Rateable Value

Rateable Value £124,000 per annum.

Rates Payable £63,488 per annum.

Services

We understand the property benefits from mains gas, 3 phase electricity, mains water and drainage.

Energy Performance Certificate

To be confirmed.

VAT

VAT will be charged on all costs.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing

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

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**CUSHMAN &
WAKEFIELD**

INDUSTRIAL PREMISES – TO LET

Newtown Industrial Estate Northway Lane, Tewkesbury GL20 8JG



Promap
LANDMARK INFORMATION

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