



AVAILABLE - TO LET

Unit 12, Shannon Way, Ashchurch, Tewkesbury, Gloucestershire GL20 8ND

Hybrid office / warehouse premises with yard and parking

16,118 sq ft (1,497.4 sq m) GIA

Rent Offers in the region of £145,000 (£8.99 psf)

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate



Location

The subject property is located on Shannon Way at Tewkesbury Business Park, a well-established commercial and industrial location. The Business Park enjoys excellent motorway access at Junction 9 of the M5 approximately 0.5 miles distant.

Description

The facility comprises a detached hybrid office/ industrial warehouse with demised parking and yard areas. The warehouse is of steel portal frame construction with block/brickwork elevations with a profile clad roof incorporating translucent roof lights. The warehouse provides a concrete floor and single roller shutter door leading to a demised yard area.

Two-storey offices have been constructed to the front elevation providing reception, open plan and private offices to ground floor with open plan/private offices, kitchenette and toilets to first floor. The offices provided gas fired central heating, comfort cooling in part, suspended ceilings with recessed lighting, powder coated aluminium double-glazed windows and doors and carpeting throughout.

Externally, the property provides an extensive car park area with 34 spaces, with a demised yard that currently provides an additional 16 car parking spaces, skip store and cycle park.

Rent Offers in the region of £145,000 per annum exclusive.

Business rates Rateable value of £137,000. Rates payable circa £76,000 pa

Building type Office and warehouse

VAT The premises are elected for VAT.

EPC Rating B-45

Buildings Insurance TBC

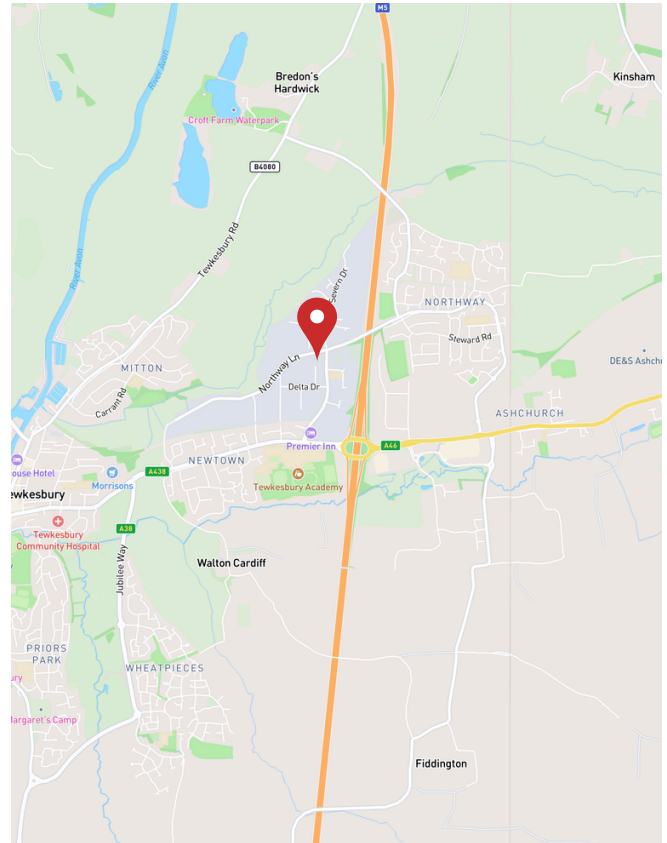
Lease details A new FRI lease direct from the owner

Size

Main warehouse - 6,828 sq ft (634.3 sq m)

Ground/1st floor offices - 9,290 sq ft (863 sq m)

Total GIA - 16,118 sq ft (1,497.4 sq m)



Contact us

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.