

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 10 Strensham Business Park, Twyning Road, Strensham WR8 9JZ

Modern Industrial/Warehouse Premises

- 2,168 sq ft (201.49 sq m) GIA
- First floor mezzanine accommodation
- Eaves height of 3.70 metres
- Three phase electricity
- Within three miles of Junction 1 of the M50 and Junction 8 of the M5 motorways

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Unit 10 Strensham Business Park, Twyning Road, Strensham WR8 9JZ

### Location

Strensham Business Park is situated fronting yet set back from Twyning Road close to the village of Strensham which is itself located two miles east of the A38 Tewkesbury/Worcester Road. The business park is situated within three miles of Junction 1 of the M50 motorway giving it good access links to the M5 motorway corridor and the wider national motorway system.

Worcester lies approximately 15 miles to the north, Tewkesbury approximately five miles to the south and Cheltenham approximately 10 miles to the south east.

### Description

Unit 10 is a mid terraced industrial / warehouse unit of brick and block construction under a pitched mineral felt roof. The property internally comprises of a large warehouse area with a first floor mezzanine storage area and benefits from a small office, reception and WC and kitchen facilities.

Ground Floor	1,888 sq ft	175.44 sq m
First Floor Mezzanine	280 sq ft	26.05 sq m
<b>Total</b>	<b>2,168 sq ft</b>	<b>201.49 sq m</b>

### Tenure

The accommodation is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of E



### Guide Rental

£10,500 per annum (exclusive)

### Service Charge

An estate service charge is levied which covers waste disposal, security, communal lighting, general landscaping and maintenance of the estate.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value 2019/2020 - £6,200

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

