



TO LET

TEWKESBURY – OFFICE SUITES, SECOND FLOOR, TEWKESBURY BOROUGH COUNCIL, GLOUCESTER ROAD, GL20 5TT.



- Refurbished offices with benefits including fully raised accessed floors, lift access, air conditioning (Zone 1), suspended ceilings with LG3 compliant lighting and generous car parking allocations.
- Available by way of new leases for terms to be agreed.
- From 201.29 sq m (2,332 sq ft) to 438.41 sq m (4,719 sq ft).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT





LOCATION

The property is prominently situated on an elevated site at the junction of Lincoln Green Lane and Gloucester Road, on the southern outskirts of the town, approximately ½ mile from The Cross. Access is provided off Lincoln Green Lane which also serves the nearby Tewkesbury Park Hotel Golf & Country Club. In addition there is a pedestrian access off Gloucester Road itself and Lower Lode Lane to the rear.

DESCRIPTION

The property is a substantial detached purpose built office building of facing brick cavity walls under a multi pitched cement slate roof. The accommodation is arranged on three main floors and there is a communal open plan reception area with lift access to the upper floors.

The available offices are situated on the second floor and are predominantly open plan but include individual cellular offices and male and female cloakrooms. The accommodation has been refurbished to a high specification throughout to include:

- Fully raised accessed floors
- Lift access
- Air conditioning (Zone 1)
- Suspended ceilings with LG3 compliant lighting
- Gas fired central heating
- Generous car parking allocations

ACCOMMODATION

(Approximate Net Internal area)

	Sq m	Sq ft	Rent (per annum)
Zone 1	221.77	2,387	£31,750
Zone 3	216.64	2,332	£29,150

PLANNING

Office use.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

RATES

The assessments currently appearing in the Valuation List are as follows:

Rateable Value Zone 1: £23,250
Rateable Value Zone 3: £31,250 (*)

Rate in £ 2020/2021: 0.499

(*) The RV for Zone 3 includes offices which are not being marketed and it will need to be reassessed.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

The suites are offered by way of new leases for a term to be agreed.

SERVICE CHARGE

A charge will be levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VIEWING

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