

TO LET

Unit 15, Alpha Close, Tewkesbury, Gloucestershire

Industrial/Warehouse Premises 19,702 sq ft (1,830.26 sm)

**Hartnell
TaylorCook**

Contact

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Location - GL20 8DN

Unit 15 is located on Alpha Close accessed from Delta Drive off Shannon Way on the established Tewkesbury Business Park, approx. 1 mile from junction 9 (M5), 12 miles North of Gloucester and Cheltenham, and 13 miles South of Worcester. Tewkesbury town centre is approx. 2 miles to the West.

Description

Unit 15 is a detached warehouse/industrial unit of steel portal frame construction with brick and profile clad elevations under a metal clad roof with double skin rooflights, the warehouse has a clear internal eaves height of 6.95m, sodium lighting and 3 phase power. To the front of the unit are ground floor offices, WC and kitchen facilities with mezzanine floor above.

The unit has 2 electrically operated sectional loading doors. Externally there is a large self-contained concrete surfaced yard with metal gates and palisade fencing around the perimeter.

Accommodation

Warehouse	1,731.00 sq m	18,634 sq ft
Ground floor office	49.63 sq m	534 sq ft
First floor mezzanine	49.63 sq m	534 sq ft
TOTAL	1,830.26 sq m	19,702 sq ft

Services

We are advised that all mains services are connected to the premises - these have not been tested and interested parties must satisfy themselves independently as to the state and condition of the service installations.

Tenure

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£136,500 per annum exclusive of rates, VAT and service charge.

Legal Costs

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

Rates

Rateable Value:	Rates Payable 2021/2022:
£109,000	£55,808

Service Charge

Service charge will be payable. Further information is available from the agents upon request.

EPC - Asset Rating C - 57

A copy of the EPC is available on request.

VAT

Unless otherwise stated all rents quoted are exclusive of VAT. Interested parties should satisfy themselves as to whether VAT is payable on the rent.

Anti Money Laundering

An interested tenant will be required to submit 2 forms of identification in accordance with the anti-money laundering regulations.

Viewing & Further Information

Viewings are strictly by appointment with the agents, please contact the above.

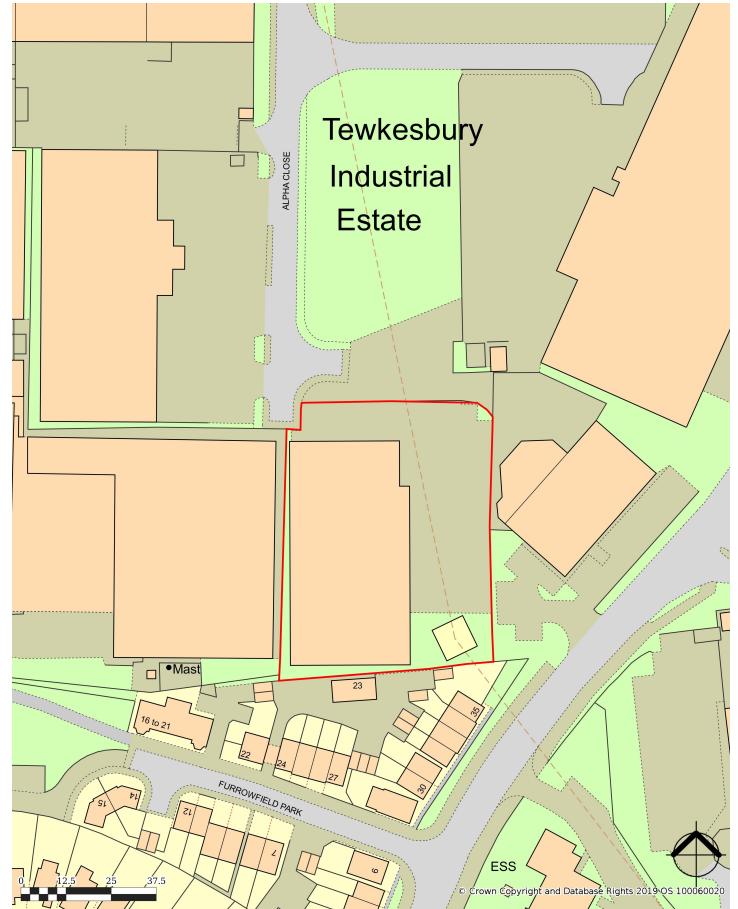
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SUBJECT TO CONTRACT

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