/INDURENT



Industrial

UNIT 4A | TEWKESBURY BUSINESS PARK

Delta Drive, Tewkesbury, GL20 8JF

UNIT 4A | 2,451 SQ FT

Unit 4A provides 2,451 sq ft of modern industrial accommodation

Unit 4A provides 2,451 sq ft of modern industrial accommodation, suitable for a range of warehouse, trade or light industrial uses. The unit benefits from roller shutter loading, separate pedestrian access, and office and WC facilities, with loading and parking positioned directly to the front for efficient day to day operation.
The unit is located within Tewkesbury Business Park on Delta Drive, approximately 0.5 miles from Junction 9 of the M5 motorway and around 2 miles east of Tewkesbury town centre. Excellent connectivity is provided to the Midlands and South West via the M5, with onward links to London via the A417/A419 and M4, and mainline rail services available from Ashchurch for Tewkesbury railway station.
Service charges for this unit are to be confirmed.

Lease Type	New



Unit Summary

- Steel Portal Frame
- Office Accommodation
- Roller Shutter Door
- Car Parking
- Local Amenities
- Close to Transport

View Floor Plans

£

	Per Annum	Per Sq Ft
Rent	£25,735.50	£10.50
Rates	£9,106.75	£3.72
Service Charge	£2,848.56	£1.16
Insurance	£490.20	£0.20
Total Cost	£39,008.95	£15.92

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100311

+44(0) 808 169 7554

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Location

Located off the A38 and less than 1 mile from Junction 9 of the M5, Tewkesbury Business Park is ideally placed for access to Gloucester, Birmingham, and the South West.

Road
M5: 1 miles

Airport
Birmingham Airport: 45 miles

Rail
Tewkesbury Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)

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Key Contact



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