/INDURENT



Industrial

UNIT 4F | TEWKESBURY BUSINESS PARK

Delta Drive, Tewkesbury, GL20 8JF

UNIT 4F | 2,447 SQ FT

Unit 4F comprises 2,447 sq ft of well configured industrial space

Unit 4F comprises 2,447 sq ft of well configured industrial space, ideal for trade, storage or light industrial occupiers. The unit features roller shutter or concertina loading, ancillary office accommodation and WC facilities, together with dedicated loading and parking areas located immediately to the front.
Situated at Tewkesbury Business Park, the unit benefits from a highly accessible location just half a mile from M5 Junction 9, providing fast access to key regional and national routes. The estate lies within one of Gloucestershire's most established employment areas, close to rail connections at Ashchurch and a mix of national and local occupiers.
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	£24,470.00	£10.00
Rates	£8,483.00	£3.47
Service Charge	£2,843.87	£1.16
Insurance	£489.40	£0.20
Total Cost	£37,112.90	£15.17

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/U6P0100316

+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	C (70)

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Key Contact



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