

TO LET

Unit 9c Orchard Trading Estate Tewkesbury GL54 5EB



Detached light industrial / warehouse 2622 sq ft (243.56 sq m)

Location

The property is situated in the Orchard Trading Estate which is approximately 1 mile to the west of Toddington and approximately 8 miles east of Junction 9 of the M5 motorway via the B4077 and the A46. The location benefits from fast access to the motorway and to the regional commercial centre of Tewkesbury which is approximately 9 miles away.

Description

The unit is self contained and benefits from the following key features :

- 3.50m eaves height to workshop / warehouse
- Brick and rendered walls with insulated steel roof panels
- Fluorescent lighting and skylights
- 2 Steel roller shutter doors (3.48m wide x 3.55m high and 2.91m wide x 2.80m high)
- WC and kitchenette, rest room and first floor office
- Large yard with walling and fencing with 2 hinged access gates.
- Oil tank
- Security gate at entrance to Trading Estate

Accommodation

The approximate gross internal areas are as follows :

	Sq ft	Sq m
Ground floor light industrial /warehouse	2201	204.46
Ground floor wc, kitchenette and rest room	292	27.15
First floor office	129	11.95
Total GIA	2622 sq ft	243.56 sq m

Terms

The property is available to lease at a rental of £19,500.00 pa exclusive on full repairing and insuring terms.

Service Charge

A service charge is payable in respect of maintenance for the Estate, details of which are available on request.

Rates

We understand the premises had a rateable value of £15,500.00 up to 31st March 2026. The value is currently being reassessed.

EPC

An environmental performance certificate is available on request.

Legal Costs

Each party to pay their own legal costs.

VAT

We understand the property is not elected for VAT

Viewing

By appointment with the sole agent Simon Noyes-Lewis of Noyes Lewis Commercial
Property 07847 368721