

TO LET High Specification Modern Office Building, Tewkesbury

2,424 sq ft (225.29 sq m)



**Excellent Location close to J9 of
M5 Motorway**

Popular Business Park

Car parking

New Lease available

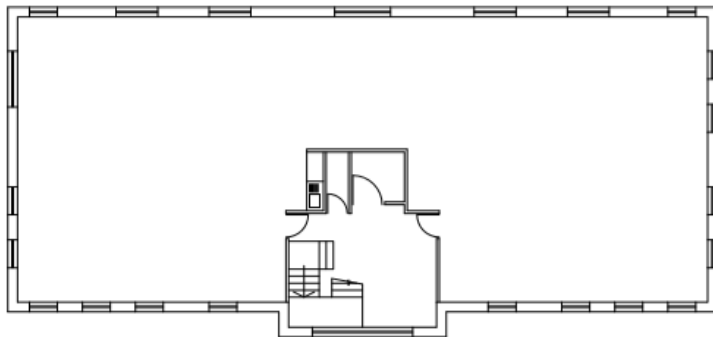
Unit C1 , The Courtyard, Tewkesbury Business Park, Tewkesbury, GL20 8GD.

LOCATION

The property is situated on the Courtyard; a modern development of office buildings situated within the popular Tewkesbury Business Park.

Tewkesbury Business Park is the premier commercial location locally, is home to both national and local businesses and benefits from an excellent connection to the adjacent Junction 9 of the M5 Motorway. The historic market town of Tewkesbury is a 5 minute drive.

Tewkesbury benefits from a railway station located at nearby Ashchurch.



DESCRIPTION

A ground floor office suite situated within a modern purpose built 2 storey office building.

Constructed of facing brickwork and part 'rustic' timber cladding to the elevations under a pitched roof.

Access to the ground floor suite is off a communal entrance lobby which also provides access to male, female and WC's for the disabled.

The suite is fitted out to a high specification with the main features comprising:-

- Polyester Powder Coated aluminium double glazed windows and feature screens.
- Suspended tiled ceilings with inset category II lighting.
- Perimeter trunking.
- Carpeting throughout.
- Well-appointed kitchenette/tea point
- Dedicated car parking.

Predominantly open plan accommodation, however demountable partitioning has been erected to provide a manager's office, reception area, staff restroom and meeting room. The partitioning could be removed to suit individual occupier requirements as required.

The property has a floor area of approximately 2,425 sq ft (225 sq m) measured on a Net Internal Floor area basis (NIA).

KEY INFORMATION

Services

Mains water, drainage, gas and electric are connected to the property. Heating is via a gas fired boiler and traditional 'wet' radiator system. The property also benefits from a 'comfort' cooling system.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

The property has an EPC rating of C54.



Business Rates

The 2017 Rating List shows the property is assessed as Offices and Premises with a rateable value of £26,750

Quoting Terms

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the estate and building.

Quoting Rental

On application to the marketing agents.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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