



TO LET

SHOWROOM / WORKSHOP UNIT
Northway Lane Trading Estate
Tewkesbury GL20 8JH



191.8 M² (2,065 sq ft)
Approximate Gross Internal Area

- Within approx 1 mile of Junction 9 M5 Motorway
 - To let on flexible lease terms
 - Rent £13,000 per annum exclusive





LOCATION:

Northway Lane Trading Estate is located adjacent to Junction 9 of the M5 motorway providing excellent access to Birmingham, the Midlands, Bristol and the South West of England. Cheltenham and Gloucester are each located approximately 10 miles to the south.

DESCRIPTION:

The property comprises a former showroom, adjacent to the Powerhouse Performance Car Service and Tuning Centre, accessed via a glazed frontage behind a roller shutter door, with an internal eaves height of approximately 4.8 metres (15.6ft).

The unit benefits from being fully self-contained with separate services and a gas fired convector heater.

ACCOMMODATION:

The approximate gross internal areas are:-

	m²	sq ft
Showroom/Warehouse Unit	191.8	2,065

TERMS:

The property is available to let on new flexible lease terms by negotiation at a commencing rental of £13,000 per annum exclusive.

BUSINESS RATES:

Not yet separately assessed.

LEGAL COSTS:

Ingoing tenant to be responsible for both parties' legal costs incurred in the transaction.

VAT:

All prices quoted are exclusive of VAT which we understand will not be charged.

FIXTURES & FITTINGS:

We have not tested any apparatus, equipment, fixings or services at the premises and cannot verify that they are in working order or fit for purpose. Therefore potential tenants are advised to obtain verification as to the suitability of the apparatus, equipment and fixtures and fittings within the premises.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

SERVICE CHARGE:

A service charge is levied in respect of the general maintenance of the common areas of the Estate.

Viewing:

By appointment only with sole agents:

Lance Turner
Harris Lamb
Worcester
Tel: 01905 22666

Ref: W667
March 2009

