

RETAIL WAREHOUSE UNITS TO LET

Tewkesbury

LAST UNIT IS NOW UNDER OFFER

alder king

PROPERTY CONSULTANTS



HIGH QUALITY RETAIL WAREHOUSE UNITS

**Tewkesbury Retail Park
Ashchurch
Tewkesbury**

**10,311 - 20,710 sq ft
(957.96 - 1,923.96 sq m)**

- Last Unit Under Offer
- Prominent Roadside Location.
- Fronting A46 Tewkesbury Evesham Trunk Road
- Available on a New Lease



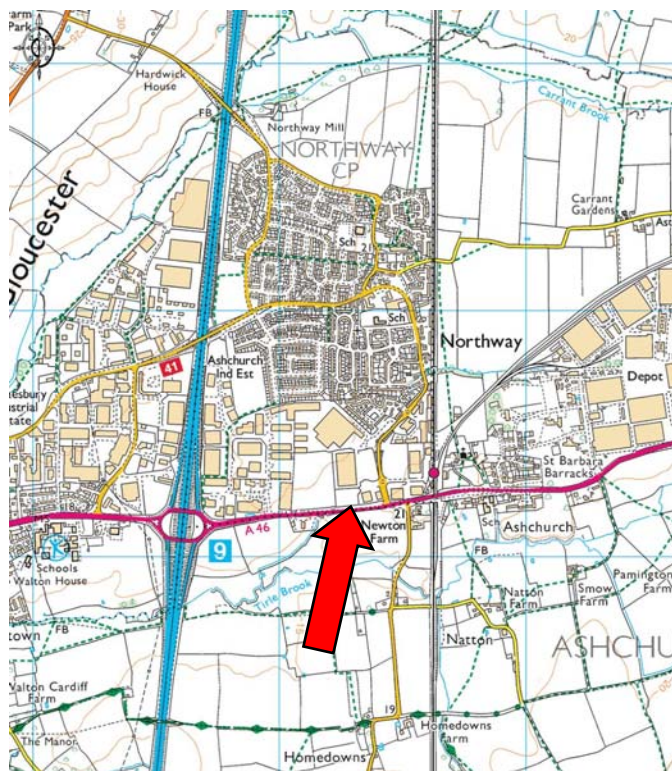
Tewkesbury Retail Park, Ashchurch, Tewkesbury

Location

Tewkesbury Retail Park is located alongside the A46 at Ashchurch approximately 0.5 of a mile east of Junction 9 of the M5 Motorway.

Access into the development is from Northway Lane and its traffic light control junction with the A46.

Planning consent has been obtained to develop a new factory outlet centre and garden centre on land south of the A46 adjoining Junction 9. The new Dick Lovett Porsche dealership is now operational to the west of the motorway junction roundabout.



Description

The development comprises a terrace of four new units of steel frame construction and incorporating full cover mezzanine floors.

The units are configured to provide showroom glazing to the A46 frontage with rear car parking, pedestrian and loading access.

Just Unit 3 remains available, occupying the mid-terrace position within the development.

Unit 1 is let to Montpellier, Unit 2 is let to Malt House Emporium and Unit 4 is let to Pavilion Broadway.

The units are finished as shells ready for occupiers fit out.

Terms

The units are available separately or combined on new full repairing and insuring leases on terms to be agreed.

Rent

Upon application.



Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Unit 1 - LET TO MONTPELLIER		
Ground Floor	4,191	389.36
First Floor	4,028	374.18
Total	8,219	763.54
Unit 2 - LET TO MALT HOUSE EMPORIUM		
Ground Floor	5,203	483.33
First Floor	5,196	482.75
Total	10,399	966.08
Unit 3 - UNDER OFFER		
Ground Floor	5,165	479.88
First Floor	5,146	478.08
Total	10,311	957.96
Unit 4 - LET TO PAVILION BROADWAY		
Ground Floor	8,434	783.51
First Floor	9,111	846.94
Total	17,545	1,629.94

alder king

PROPERTY CONSULTANTS

Tewkesbury Retail Park, Ashchurch, Tewkesbury

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

Unit 3 has consent for retail use (subject to various conditions) full details available from the agents.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The properties require separate assessments.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of rating assessment.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Brunswick House

Gloucester Business Park

Gloucester

GL3 4AA

www.alderking.com

Vicki Grimshaw

01452 627131

vgrimshaw@alderking.com

Adrian Rowley

01452 627133

arowley@alderking.com

Ref: AJGR/VG/N71673

Date: August 2017

alder king

PROPERTY CONSULTANTS