



UNIT 5500

SHANNON WAY

TEWKESBURY GL20 8GB

Large detached warehouse/production unit + Extensive office content
Large secure yard + Ideal for High Tech, R&D, Pharmaceutical
0.7 miles from Junction 9 M5

40,848 SQ FT (3,795 SQ M) TO LET
AVAILABLE FOR IMMEDIATE OCCUPATION

LOCATION

Unit 5500 is located on Shannon Way at Tewkesbury Business Park, a well established commercial and industrial location. The Business Park enjoys excellent motorway access at Junction 9 of the M5, which is only 0.7 miles away.

Local national occupiers include:

- G4S
- UK Mail
- Trelleborg
- Moog
- Halliburton
- Howdens
- Screwfix
- MX Group



UNIT SPECIFICATION

- Built in 2002
- Extensive office content (56%)
- Full air conditioning
- Passenger lift
- Two loading doors
- Large secure yard
- 69 parking spaces (inc. 3 disabled)

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|----------------------------|------------------|-----------------|
| Warehouse | 13,945.37 | 1,295.57 |
| Undercroft | 1,635.86 | 151.98 |
| Ground Floor Office | 12,881.24 | 1,196.71 |
| First Floor Office | 10,195.25 | 947.17 |
| Concrete Mezzanine | 1,401.21 | 130.18 |
| Concrete Mezzanine - Plant | 789.13 | 73.31 |
| Total | 40,848.06 | 3,794.92 |

Measured on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Conduct.

Tenure

The unit is held on an existing lease to expire 24 Feb 2030 on full FRI terms. There is a Tenant Break 24 Feb 2020.

EPC

A copy of the EPC is available from the agents.

Rent

The rent passing is £366,432 per annum.

Business Rates

The property is listed as Warehouse & Premises and has a Rateable value of £265,000. Please contact the agents for Rates Payable.

Legal costs

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

Viewing

For further Information please contact the sole agents:



Russell Crofts
russell.crofts@knightfrank.com

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