

OFFICE TO LET

**The Long Barn East
The Mythe Business Centre
Tewkesbury, Gloucestershire**

Approximately 624 sq ft (57.93 sq m)

- Open plan office suite with generous car parking.
- Good access to the M5 and the M50.
- Flexible terms available.



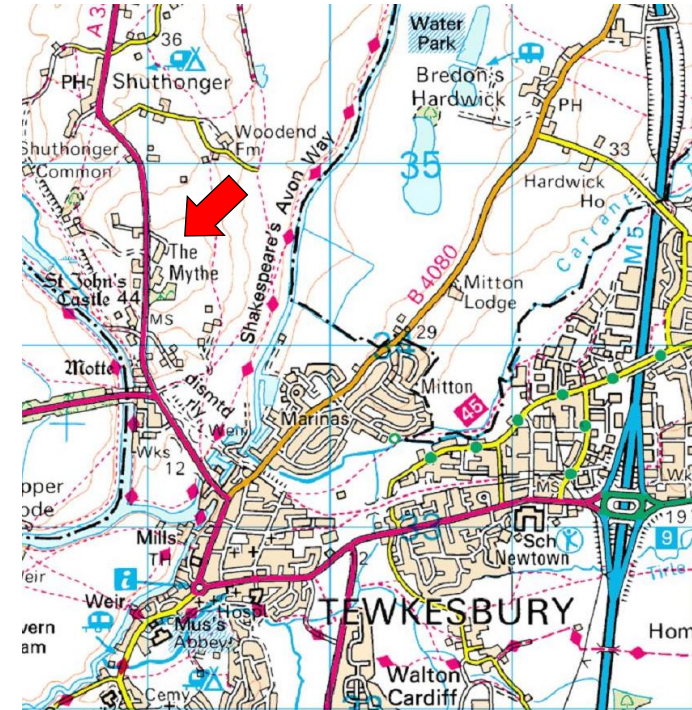
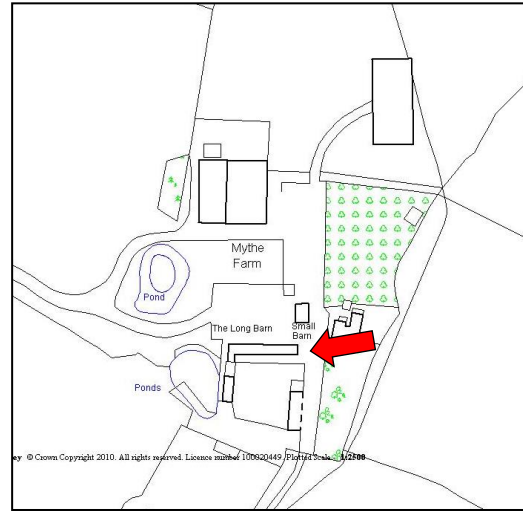
Location

The property is situated on the outskirts of Tewkesbury town centre, accessed directly off the A38 Myth Road within easy walking distance of the town centre.

The attractive market town of Tewkesbury is strategically situated within 1 mile of Junction 9 of the M5, and 3 miles from J1 of the M50.

The 9th Century Tewkesbury Abbey is located to the west of the town centre, which serves an expanding population in excess of 10,000 people.

The medieval town offers an eclectic range of independent shops and high street names; including WHSmith, Boots, Edinburgh Woollen Mill, and Loungers.



Description | Terms | Services

The offices are situated within a rural setting comprising new and converted buildings which share landscaped common areas and have ample on site car parking.

The accommodation currently available is situated in the Long Barn, which is a self contained single story modern office building, which has been sympathetically designed in keeping with its surroundings.

Further benefits include gas central heating, perimeter trunking, Cat 2 lighting and kitchenette and WC facilities.

There are attractive views from the office stretching across the River Avon, Tewkesbury and Cheltenham.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Total	624	57.93

Rent

£11,500 per annum exclusive.

Lease

The property is available by way of a new lease on terms to be agreed.

Services

We are advised that mains water, electricity and gas are connected to the premises. Mains drainage is not connected and is drained into a septic tank. We 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.



Rates | EPC

Service Charge

The occupier will be responsible for contributing to a service charge.

Energy Performance Certificate

C:59

Business Rates

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

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.

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.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Viewing Arrangements

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



Alder King Property Consultants

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www.alderking.com

AK Ref: AJGR/led/N87490

Date: April 2024

Subject to Contract



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Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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