

# TO LET

## Industrial Warehouse



# Unit A Staverton Technology Park

Herrick Way, Staverton Cheltenham, GL51 6TQ

7,989 sq ft  
(742.26 sq m)



- Excellent Location Between Cheltenham and Gloucester
- Detached Building
- High Office Content
- Recently Refurbished
- Available on a New Lease

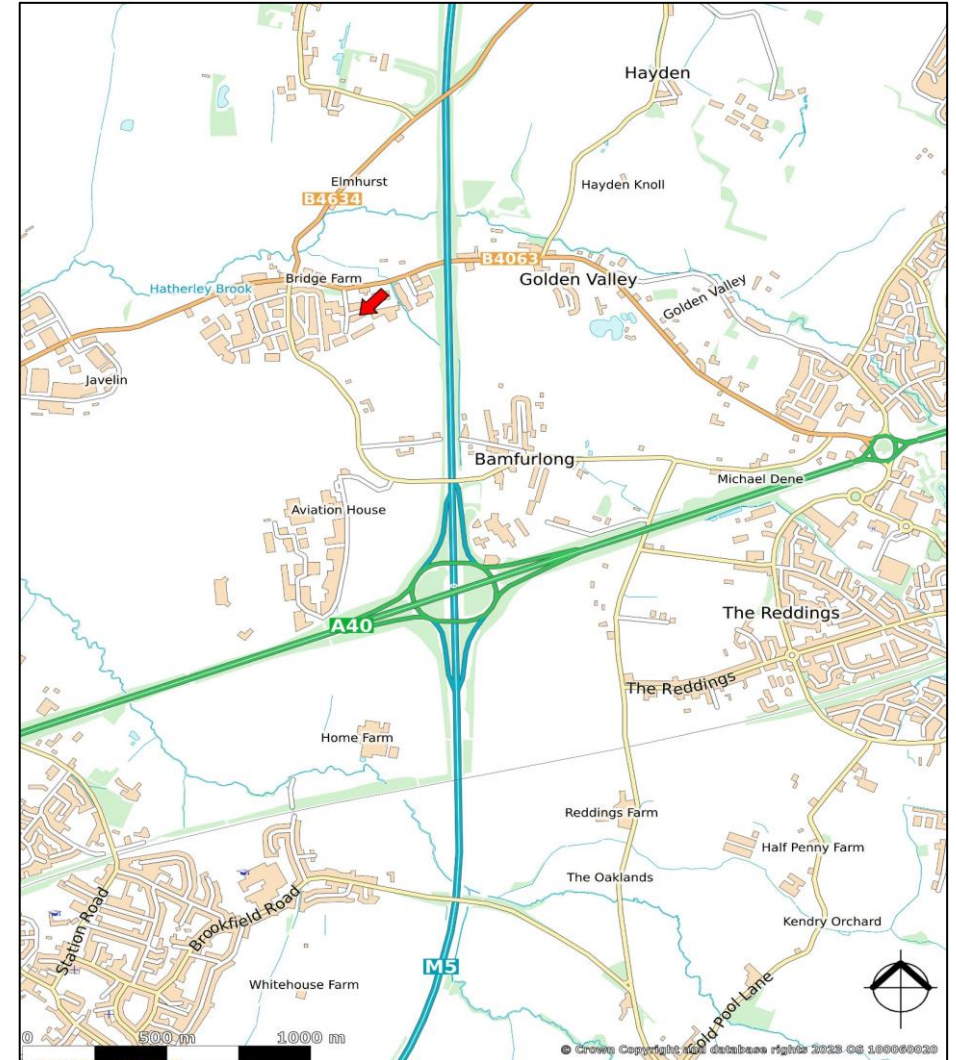


# Location

The Property is located within Staverton Technology Park, an established business location ideally situated midway between Cheltenham and Gloucester.

Access is from the B4063 being the Old Cheltenham Gloucester road which links into the A40 Golden Valley Bypass. Junction 11 of the M5 Motorway is within 2.5 miles and local services are available in Churchdown approximately 1 mile away. Cheltenham town centre is approximately 3/5 miles east and Gloucester City centre is approximately 5 miles west.

Staverton is a significant employment location with many established manufacturing and distribution businesses. Staverton Technology Park also adjoins Gloucestershire Airport.



**M5**



**Junction 11  
approximately 2.5  
miles**

**Gloucester**



**4.5 miles**

**Cheltenham**



**3.5 miles**

# Accommodation

## Description

Unit A is a detached industrial warehouse building built on a steel frame with part brick elevations and part profile steel cladding. The rear elevation incorporates a sectional overhead loading door.

Two storey office accommodation is arranged around a central service core providing separate WCs.

Car parking and loading is provided to the rear.

The accommodation has been refurbished.

## Services

We are advised that all main services are connected to the premises. 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.

Area	Sq ft	Sq m
Warehouse	3,443	319.86
Ground Floor Offices	2,273	211.20
First Floor Offices, WCs and Store	2,273	211.20
<b>TOTAL</b>	<b>7,989</b>	<b>742.26</b>

**Suspended ceilings**



**Onsite parking**



**Recessed lighting**



**WC facilities**











# Planning | Rates | EPC | Terms

## **Business Rates**

The Valuation Office website lists the Rateable Value of the property as £52,000.

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.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The EPC Rating is D-85 and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease**

The property is available on a new full repairing lease with terms to be negotiated.

## **Rent**

The property is offered to let for £76,000 per annum exclusive of VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

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

## **AML**

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.







# 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](http://www.alderking.com)

**AK Ref:** AJGR/LDG/N97609

**Date:** December 2023

**Subject to Contract**



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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 regulations. 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.