

OFFICE ACCOMODATION TO LET

Tewkesbury

alder king

PROPERTY CONSULTANTS



First & Second Floor Office Accommodation

106 Church Street
Tewkesbury
Gloucestershire
GL20 5AB

1,468sq ft (136.46 sq m)

- New Lease Available.
- Generous Parking to Rear
- Prominent Position in Town Centre
- Available Immediately

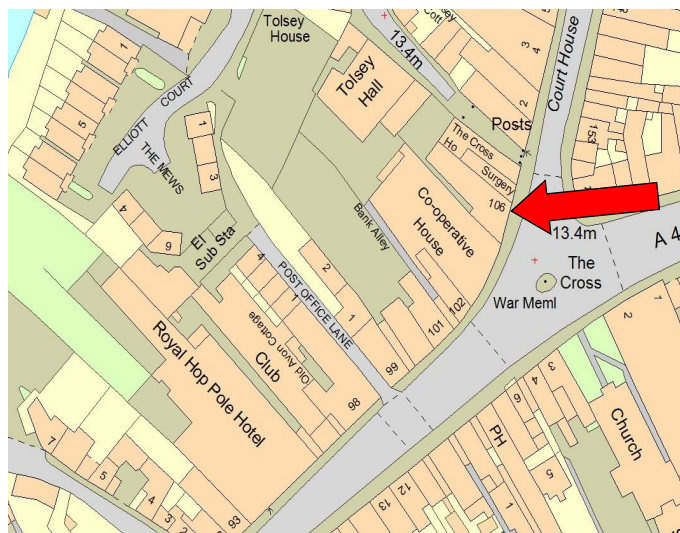


106 Church Street, Tewkesbury, Gloucestershire, GL20 5AB

Location

The property is situated overlooking The Cross, the traditional centre of Tewkesbury, at the junction of the High Street and Church Street.

Tewkesbury is conveniently located with easy access from the north and the south via Junction 9 of the M5 Motorway, and to the west and Wales via J1 of the M50.



Description

The office accommodation is at first and second floor levels, benefiting from an entrance off Church Street and is arranged to provide a number of individual rooms over two floors.

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.

Terms

The accommodation is available on a full repairing and insuring lease and effectively for a negotiable term of years.

Rent

To be based on £14.00, per annum exclusive.

Accommodation

The approximate net internal floor areas are as follows:

Area	Sq ft	Sq m
First Floor Office 1	140	13.04
First Floor Office 2	246	22.85
First Floor Office 3	391	36.37
First Floor Office 4	219	20.38
First Floor Kitchen	25	2.29
Second Floor Office	447	41.53
Total	1,468	136.46

Legal Costs

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

Business Rates

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

Energy Performance Certificate

Available upon request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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.

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.

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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

Adrian Rowley

01452 627133
arowley@alderking.com

Giles Nash

01452 627133
gnash@alderking.com

Ref: AJGR/N81423

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