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## AVAILABLE - TO LET

**Unit 12, Shannon Way, Ashchurch, Tewkesbury, Gloucestershire GL20 8ND**

Hybrid office / warehouse premises with yard and parking

16,118 sq ft (1,497.4 sq m) GIA

Rent Offers in the region of £145,000 (£8.99 psf)

All enquiries to

**0203 576 3331**

[Assemblylycre.co.uk](http://Assemblylycre.co.uk)

**Assembly.**

Commercial Real Estate

## Location

The subject property 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 approximately 0.5 miles distant.

## Description

The facility comprises a detached hybrid office/industrial warehouse with demised parking and yard areas. The warehouse is of steel portal frame construction with block/brickwork elevations with a profile clad roof incorporating translucent roof lights. The warehouse provides a concrete floor and single roller shutter door leading to a demised yard area.

Two-storey offices have been constructed to the front elevation providing reception, open plan and private offices to ground floor with open plan/private offices, kitchenette and toilets to first floor. The offices provided gas fired central heating, comfort cooling in part, suspended ceilings with recessed lighting, powder coated aluminium double-glazed windows and doors and carpeting throughout.

Externally, the property provides an extensive car park area with 34 spaces, with a demised yard that currently provides an additional 16 car parking spaces, skip store and cycle park.

**Rent** Offers in the region of £145,000 per annum exclusive.

**Business rates** Rateable value of £137,000. Rates payable circa £76,000 pa

**Building type** Office and warehouse

**VAT** The premises are elected for VAT.

**EPC Rating** B-45

**Buildings Insurance** TBC

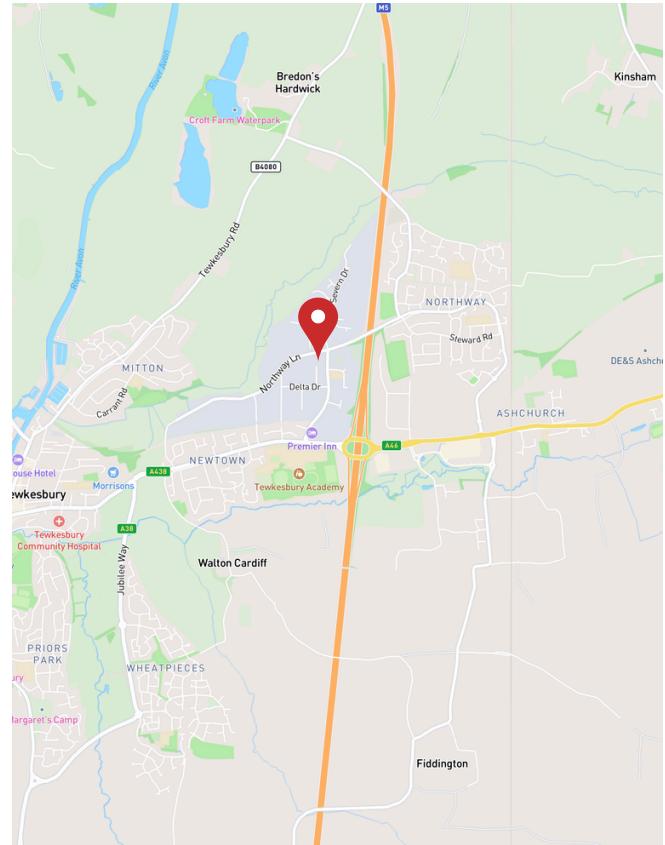
**Lease details** A new FRI lease direct from the owner

**Size**

Main warehouse - 6,828 sq ft (634.3 sq m)

Ground/1<sup>st</sup> floor offices - 9,290 sq ft (863 sq m)

Total GIA - 16,118 sq ft (1,497.4 sq m)



## Contact us

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