



**TO LET**

**Unit 17**

**Tortworth Business Park  
Charfield Road  
Tortworth, Wotton-under-edge  
Gloucestershire  
GL12 8HQ.**

**DETACHED Industrial Warehouse Building.  
Approximately 9,248 Sq Ft. GIA. (859.28 Sq. M)**

# Location

The property is strategically located directly off the B4509 road, providing access to the M5 via Junction 14 less than 1 mile to the west, and adjacent A38 road approximately 1.5 miles west.

The property is located within an established, modern and secure managed industrial estate, with 'Automatic Number Plate Recognition' security systems at the entrance to the estate.

The estate comprises a mixture of amenity and business tenants, including a Bistro Café and a 24 hour access gym facility.

Gloucester is approximately 21 miles to the north at Junction 12. Cheltenham is approximately 27 miles to the north at Junction 11. Bristol is approximately 16 miles to the south and the Severn bridge is approximately 14 miles to the west providing connections with Cardiff.

Cam & Dursley Railway Station is approximately 10 miles to the north, providing connections to Bristol in the south and Birmingham in the north.

**M5  
Motorway  
(Junction  
14)**



**1 miles west**

**A38  
Road**



**1.5 miles west**

**Gloucester**

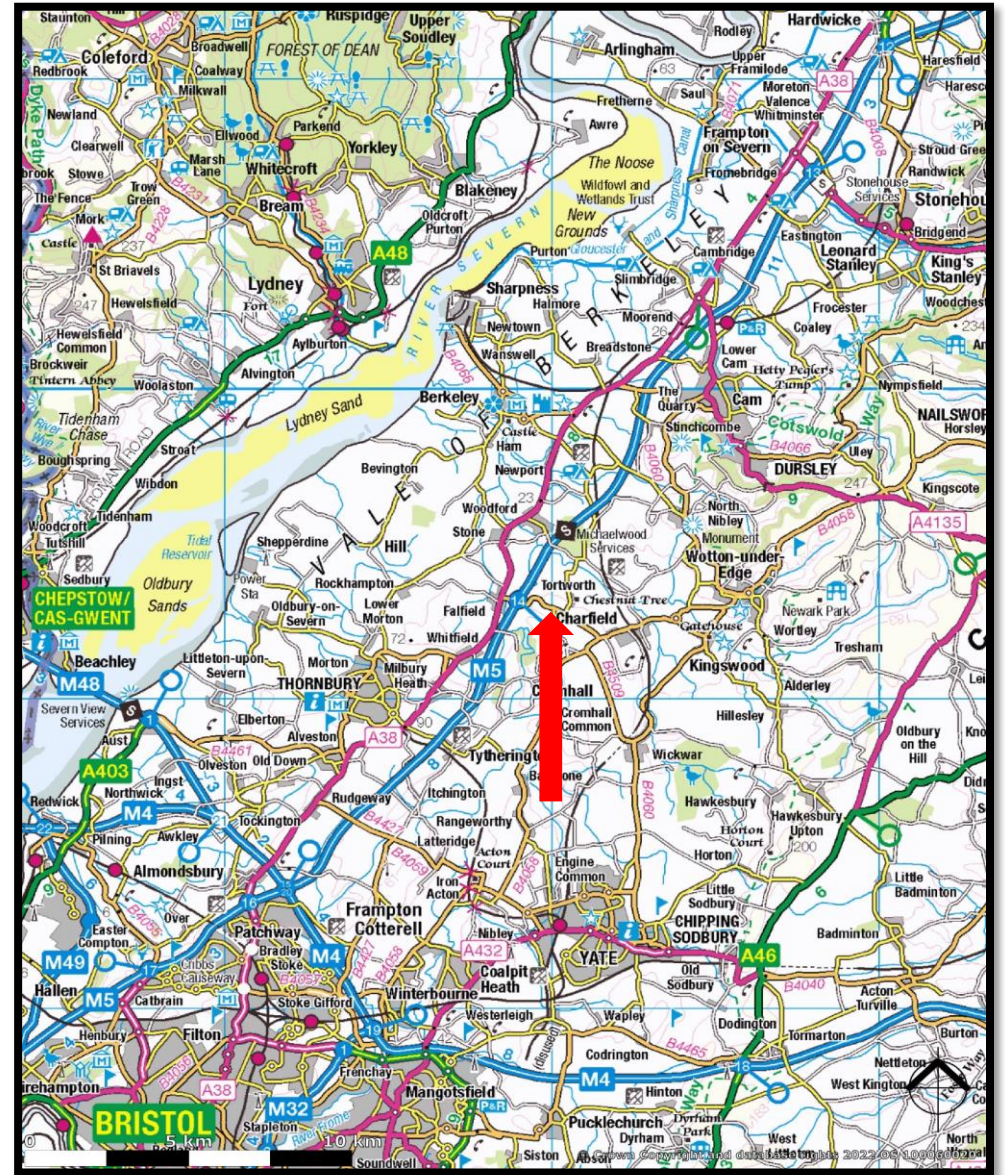


**21 miles north**

**Bristol**



**16 miles south**



# Accommodation

## Description

The property comprises a detached industrial warehouse / workshop building, providing warehouse, office and amenity space on the ground floor, and first floor mezzanine space.

The building has been refurbished to a good standard and provides:

- Modern LED lighting.
- Double insulated roof and side panels
- Three Phase Electricity Supply (extra supply if required)
- Kitchenette, and WC with hot water point.
- Automatic Roller Shutter Door to warehouse.
- CCTV Security Systems

The internal eaves height is 3.6m measured to the underside of the frame haunch at the eaves, dropping to approximately 2.5m below the mezzanine.

Externally there is a yard to both sides of the building, surfaced and partially surfaced, including ample surfaced car parking provisions to the front. The yards can be used for loading as well as for parking.

Suitable for trade counter, transport & logistics, storage and distribution and general industrial.

## Terms

The property is available on a new full repairing and insuring lease at £60,000 per annum exclusive.

## Services

We are advised that all main services are connected to the premises, with the exception of gas. 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	2,580	239.81
Ground Floor Offices	670	62.31
Area Below Mezzanine	2,729	253.62
First Floor Mezzanine	3,267	303.54
<b>Total</b>	<b>9,246</b>	<b>859.28</b>

### Industrial Warehousing



### Offices



### Car Parking Provision



### External Yard







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PROPERTY CONSULTANTS





# Planning | Rates | EPC | Terms

## 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 will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Planning

Interested parties should make their own enquiries to the Local Planning Authority.

## Business Rates

The Valuation Office Agency states a rateable value of £25,000. Interested parties should make their own enquiries to the billing authority 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).

## Code for Leasing

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

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

**AK Ref:** GN/N97403  
**Date:** October 2022  
**Subject to Contract**



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## Important Notice

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### 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.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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.