

alder king

PROPERTY CONSULTANTS

TO LET



Challenge House, International Drive, Tewkesbury Business Park, GL20 8UQ

First Floor Office Suite – Approximately 7,750 sq ft (720 sq m)

- **Excellent Business Park Location**
- **1.5 Miles to J9 M5**
- **Available on a Semi-Serviced Basis**

Location

The property is located approximately 1.5 miles north west of Junction 9 of the M5 Motorway and 2 miles east of Tewkesbury town centre within a major commercial area. The building is situated in a prominent location adjacent to the junction of Shannon Way, and Northway Lane. Access is via International Drive.

The location provides excellent access to the Midlands and South West via the M5, and London via the A417/9 dual carriageway and the M4 motorway. There is also a mainline rail link from Ashchurch Parkway situated about 1/2 mile east of Junction 9 of the M5.

Cheltenham is approximately 10 miles south, Gloucester approximately 12 miles south and Worcester approximately 16 miles north.

**M5
Motorway
Junction 9**



1.5 miles south east

**Tewkesbury
Town
Centre**



2 miles west

Gloucester

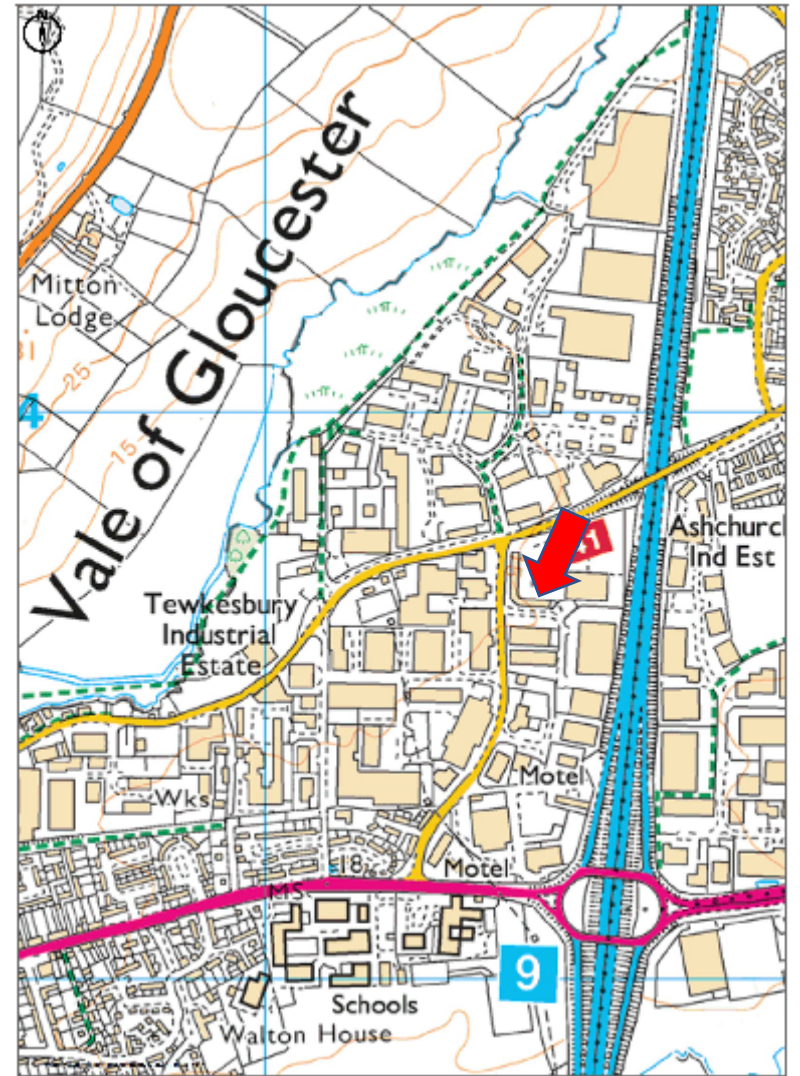


12 miles south

Cheltenham



10 miles south east



Accommodation

Description

The accommodation comprises a first floor office suite within Challenge House which is a highly secure and managed facility.

The space is accessed from the buildings central reception point and the available space comprises one first floor wing within the facility.

The accommodation provides a mix of open areas and partitioned spaces and suits uses including office use, testing, and light assembly.

Access is via two stairwells, one of which could be modified to create an occupiers 'own front door' if required, shared male, female and accessible wcs and break out area. Also use of the staffed restaurant can be provided if required.

The site perimeter is a secure boundary and an allocation of car parking spaces will be made within the car parking areas.

| Area | Sq ft | Sq m |
|--------------------|--------------|------------|
| First Floor Office | 7,750 | 720 |
| TOTAL | 7,750 | 720 |

Raised Access Floor



Suspended ceilings



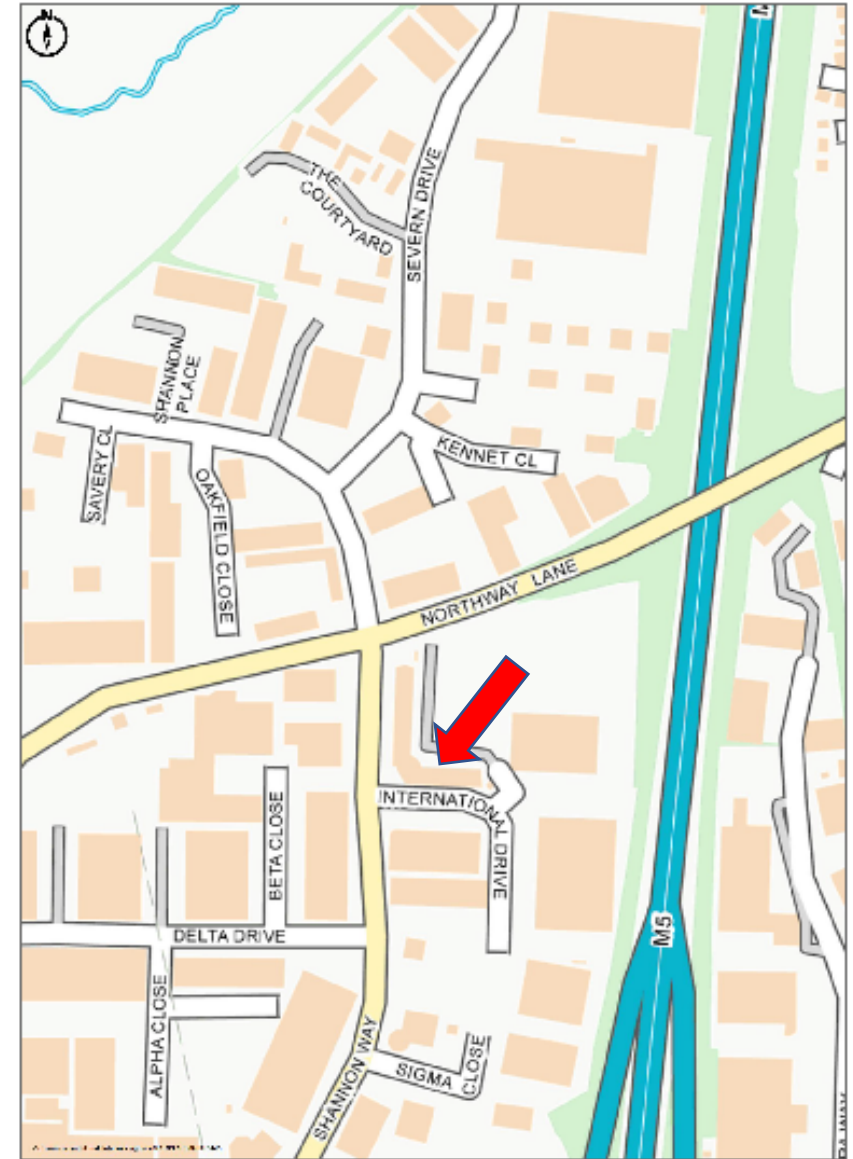
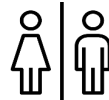
Recessed lighting



Onsite parking



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Tewkesbury Borough Council. Tel: 01684 295010 or

www.tewkesbury.gov.uk

Business Rates

To be separately assessed. 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.

Energy Performance Certificate

The EPC Rating is C(75) 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](#)

Terms

The accommodation is available on flexible lease terms. Rent on application from the agents.

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.

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

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AK Ref: AJGR/DLN/N100537
Date: September 2024
Subject to Contract



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Important Notice

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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.

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.

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