



**Gamma 3
Orchard Trading Estate, Tewkesbury**

£15,500 Per annum

A Modern Commercial Unit Providing Approximately 2,597 Sq Ft (241 Sq M) of Warehouse/Workshop and Office Accommodation Over Two Floors

VIEWINGS Strictly by appointment through the Sole Agents:
Taylor and Fletcher

**Gamma 3
Orchard Trading Estate
Toddington
Tewkesbury
GL54 5EB**

A MODERN COMMERCIAL UNIT PROVIDING APPROXIMATELY 2,597 SQ FT (241 SQ M) OF WAREHOUSE/WORKSHOP AND OFFICE ACCOMMODATION OVER TWO FLOORS

- Ground Floor Warehouse/Workshop area incorporating WCs, Shower and Kitchen. 144 sq m, 1,550 sq ft
- First Floor Office Area 85 sq m 913 sq ft
- First Floor Storage 12 sq m 134 sq ft

VIEWING Strictly by prior appointment through



Tel: 01451 830383

SITUATION

The property is situated in Orchard Trading Estate, which is an established, secure and gated Business Park on the outskirts of Toddington. The nearest commercial centres are Tewkesbury, approximately 8 miles to the west, Cheltenham 10 miles to the south-west and Evesham 7.5 miles to the north of the Property. The Property can provide easy access to the M5 Motorway with Junction 9 approximately 7 miles to the west, along the B4077 and the A46.

DESCRIPTION

GAMMA 3 is a modern mid-terraced commercial unit constructed of steel portal frame with a combination of brick, block and steel clad elevations under a steel profile clad insulated roof. The current Landlord has also installed Solar Panels to the roof which can provide the tenant with up to 9000kWh of free electricity each year. Internally, the accommodation provides warehouse/workshop space with two WCs, a shower room and kitchen room on the ground floor. A mezzanine floor has been extended over the majority of the unit which provides

modern office accommodation upon the first floor with additional mezzanine storage. In the front elevation there is also a sectional overhead loading door providing a width of 3.6m and height of 5.6m, which leads on to a concrete and tarmac front apron with car parking for six cars.



ENERGY PERFORMANCE CERTIFICATE
Awaiting Result.

ACCOMMODATION

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor Warehouse/Workshop area incorporating WCs, Shower and Kitchen. 144 sq m (1,550 sq ft)
First Floor Office Area 85 sq m (913 sq ft)
First Floor Storage 12 sq m (134 sq ft)
TOTAL 241 sq m (2,597 sq ft)

SERVICES

We are advised that three phase electricity, water, drainage and gas are available or connected to the Property but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

TERMS

The Property is available on a new lease for a term of years to be agreed.

RENT

The rent will be £15,500 per annum exclusive.

SERVICE CHARGE

The service charge for the year 2019/20 was £463.20 Per annum.

BUSINESS RATES

Rateable Value £8,600. This unit may benefit from Small Business Rates Relief so it is advised that interested parties should make their own enquiries to the local billing authority (Tewkesbury Borough council) to ascertain the exact rates payable.

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