



**TO LET**

**Black Barn  
Mythe Business Centre  
Tewkesbury  
Gloucestershire  
GL20 6EA**

**Ground and First Floor  
Office Building To Let**

**Approximately 1,191 sq ft (110.71  
sq m) to 2,697 sq ft (250.70 sq m)**

**Available Floor by Floor  
or Combined**

**Open Plan Offices with  
Generous Parking**

**Good Access to the M5 and M50**

**New Leases Available**



# Location

The property is situated on the outskirts of Tewkesbury Town Centre, accessed directly off the A38 Mythe Road within easy walking distance of Tewkesbury town centre.

The attractive market town of Tewkesbury is strategically situated within 1 mile of Junction 9 of the M5, and 3 miles from J1 of the M50.

The medieval town offers an eclectic range of independent shops and high street names; including WHSmith, Boots, Edinburgh Woollen Mill, and Loungers

There are attractive views from the offices stretching across the River Avon, Tewkesbury and Cheltenham.

**Tewkesbury  
Town Centre**



**1 mile south**

**M5  
Junction 9**

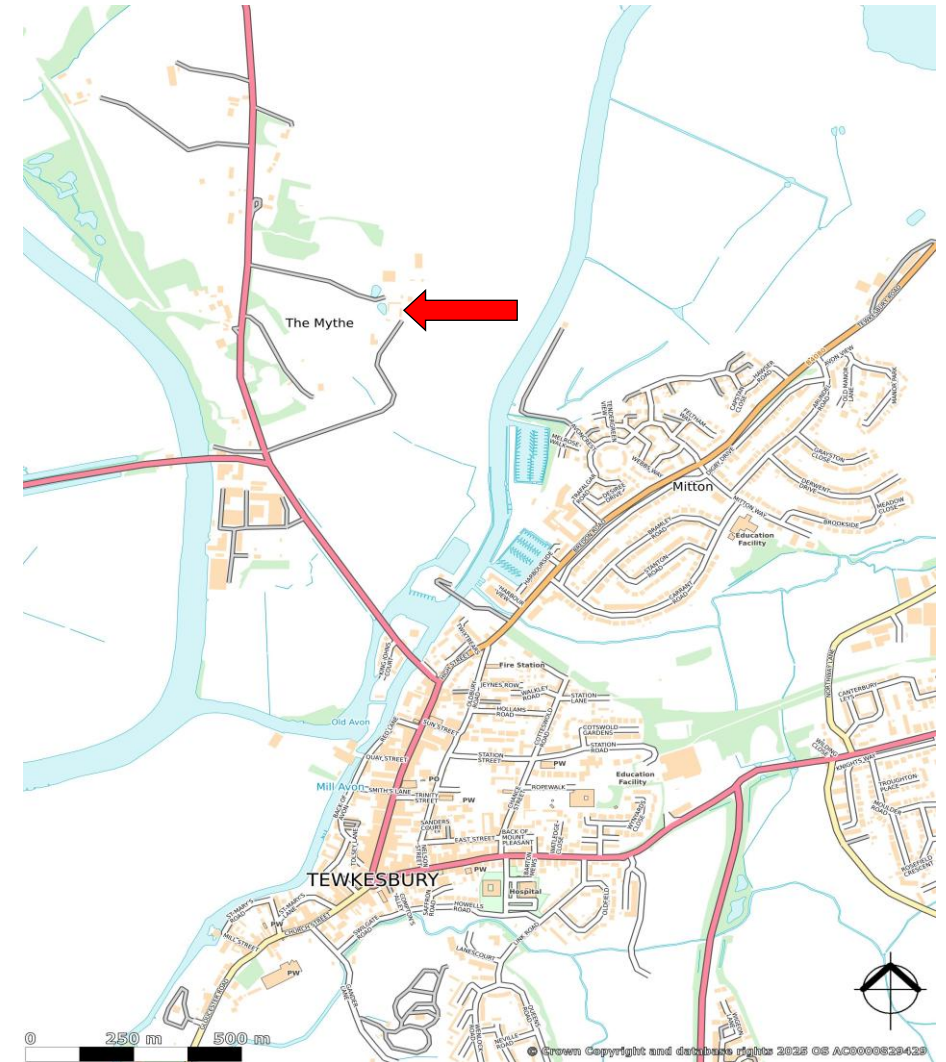


**3 miles east**

**M50  
Junction 1**



**3 miles north**



# Accommodation

## Description

The Black Barn office building is located at The Mythe Business Centre, which is set within rural surroundings. The Mythe Business Centre comprises new and converted buildings which share landscaped common areas and on-site car parking.

Black Barn is a two-storey modern office building, which has been sympathetically designed in keeping with its surroundings.

Further benefits to Black Barn include gas central heating, perimeter trunking, Cat 2 lighting, kitchenette and WC facilities.

## Services

We are advised that all main services are connected to the premises. 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.

## Approximate Net Internal Areas

Area	sq ft	sq m
Ground floor	1,191	110.71
First floor	1,506	139.99
<b>TOTAL</b>	<b>2,697</b>	<b>250.70</b>



Open plan layout



On-site parking



Kitchenette



WC facilities



# Planning | Rates | EPC | Terms

## **Terms**

The property is available as a whole, or on a floor by floor basis, on new full repairing and insuring leases for a period of year to be agreed.

## **Rent**

£15 per sq ft, per annum exclusive of VAT.

## **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.

## **Energy Performance Certificate**

An EPC has been commissioned and will be available for inspection.

## **Code for Leasing**

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

## **Business Rates**

The Valuation Office Agency shows the building has two separate assessments.

The Ground Floor has a Rateable Value of £13,250, and the First Floor has a Rateable Value of £16,250.

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.

[www.voa.gov.uk](http://www.voa.gov.uk).

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

**alder king**  
PROPERTY CONSULTANTS



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**AK Ref:** N102031    **Date:** November 2025    **Subject to Contract**



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