

TO LET – New Build Contemporary Offices

Teddington, Tewkesbury GL20 8NE



- High energy efficiency
- Modern, open floor plan design
- Close proximity to major road network (M5, A46)
- Excellent natural light throughout

CGI

TO LET – New Build Contemporary Offices

Teddington, Tewkesbury GL20 8NE



LOCATION

The subject property is prominently located on the Teddington Hands roundabout on the junction of the A46, Evesham Road and the B4077 (Stow Road). The site benefits from a high volume of vehicle traffic using the A46 and Evesham roads which will be further enhanced when the A46 upgrade is completed making the A46 the main arterial road into the east midlands. The property is within easy reach of Cheltenham and Evesham and is in close proximity to Tewkesbury with the M5 corridor providing rapid north/south transport links. The neighbouring site accommodates a petrol station with small convenience store, lorry park, café, farm shop and the Longhorn restaurant.

The land to the northwest of the site has been identified as the preferred location for the Tewkesbury Garden Town which will provide up to 4,000 houses with associated commercial and social infrastructure.

DESCRIPTION

The offices will provide a professional yet inviting atmosphere with grand central entrance into individual wings on ground and first floors. Each suite benefits from extensive natural lighting and ample open plan floorspace allowing a well-lit workspace to enhance connectivity and well-being.

The building could be let as a whole or on an individual floor or suite basis. There is ample parking on site located in front of the premises.

Upon completion the property will provide circa 3,500 sq. ft of high-quality office space.

ACCOMMODATION (SUBJECT TO FINAL MEASUREMENT)

Floor	Sq M	Sq Ft
Ground Floor	199.8	2,151
First Floor	193.44	2,082
Total	393.24	4,233

RATES

A new rating assessment will be commissioned upon completion.

EPC

A new EPC assessment will be commissioned upon completion.

SERVICES

We understand that mains water, gas, electricity and drainage will be connected to the property.

PLANNING

Use class E, as per the Use Class Order Amendment 2020.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£18 per square foot.

SERVICE CHARGE

There is a service charge levied for the common areas, budget to be confirmed.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agent Bruton Knowles.

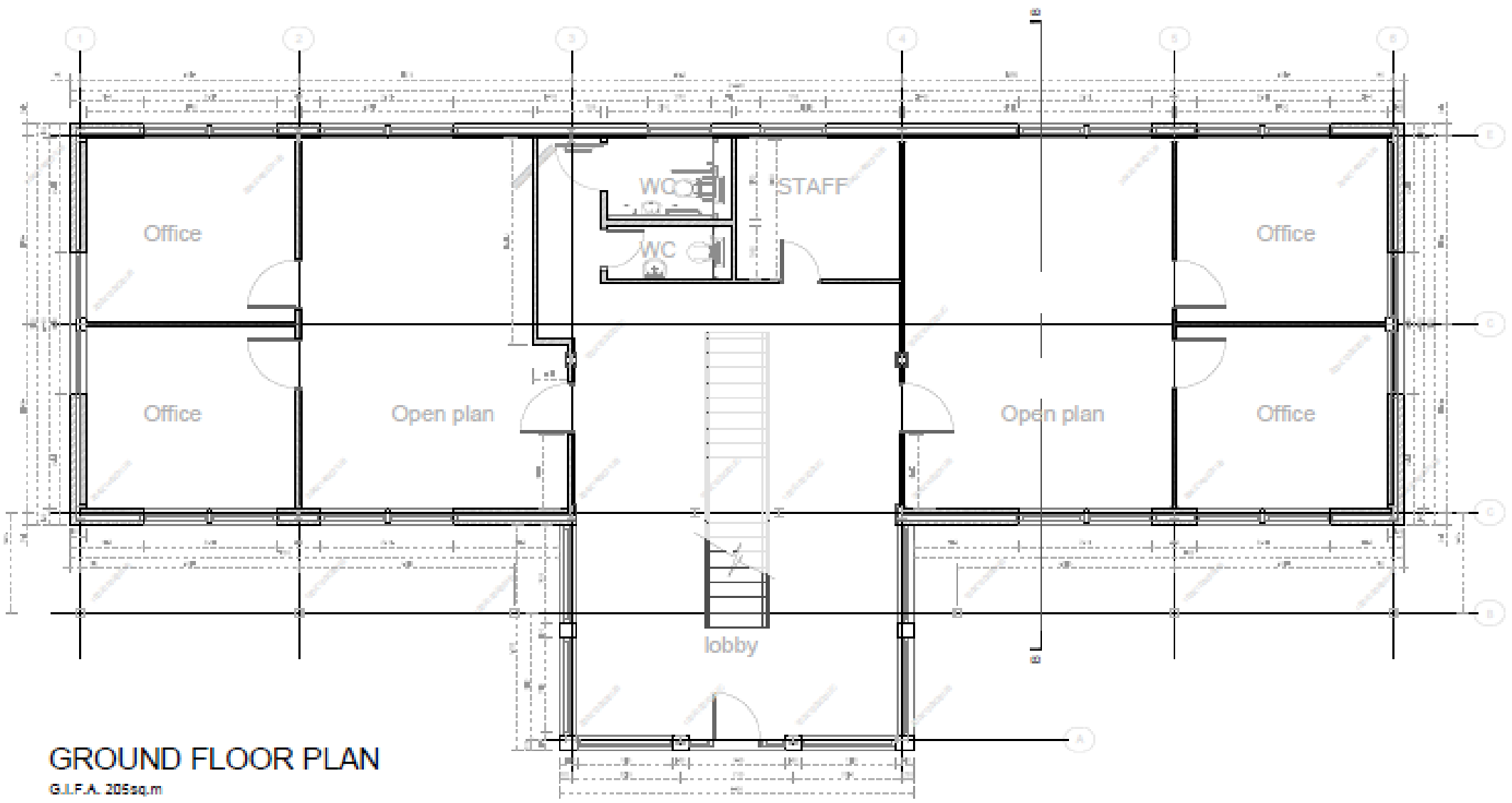
FURTHER INFORMATION/ VIDEO TOUR

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Subject to contract April 2024

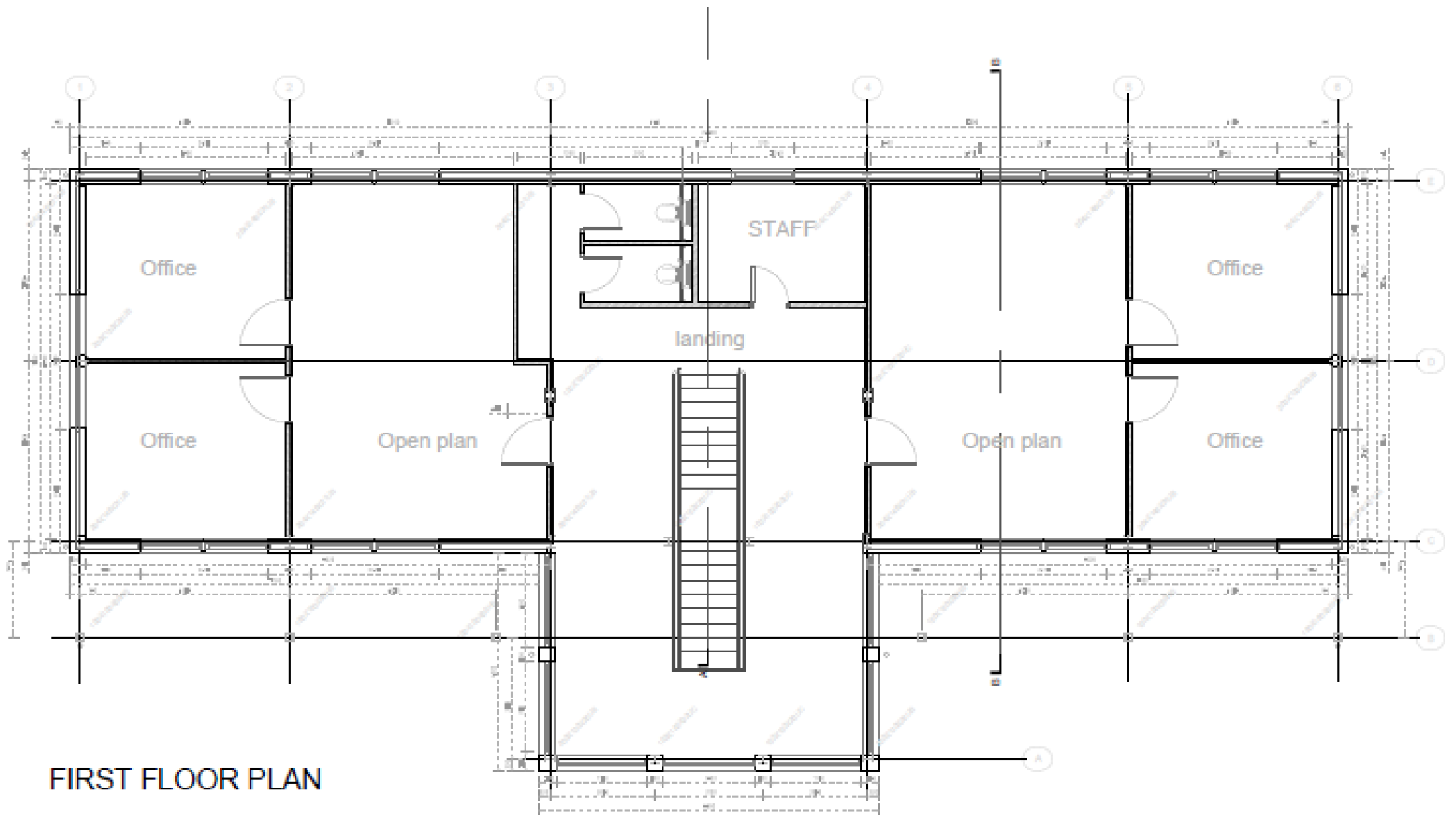


Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise



GROUND FLOOR PLAN

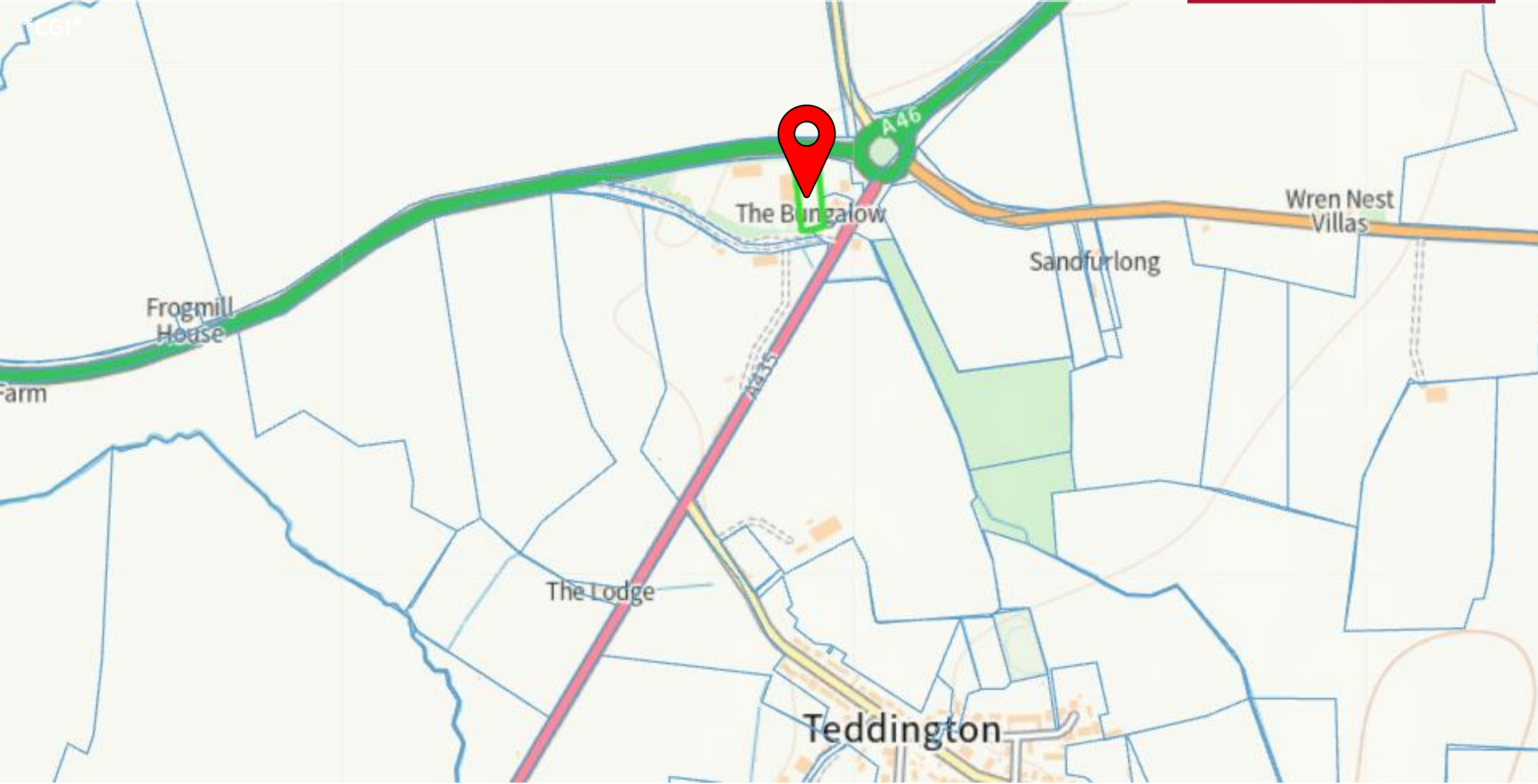
G.I.F.A. 205sq.m



FIRST FLOOR PLAN

TO LET – New Build Contemporary Offices

At Teddington Hands Tewkesbury GL20 8NE



Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Phoebe Harmer
07516 507939
Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg
07738 103935
Dorian.wragg@brutonknowles.co.uk