

UNIT 21 MILLER COURT

SEVERN DRIVE • TEWKESBURY BUSINESS PARK

TEWKESBURY • GL20 8DN

FOR SALE / TO LET

MODERN SEMI-DETACHED OFFICE BUILDING
1,035 - 2,250 SQ FT (96 - 209 SQ M)

www.gladman.co.uk/offices-tewkesbury



LOCATION

Miller Court lies within the heart of the regionally significant Tewkesbury Business Park on Severn Drive adjacent to junction 9 of the M5 Motorway. The development is highly accessible to the Midlands and other parts of the country.

The historic town of Tewkesbury is a short distance to the west with a wide variety of amenities and services. The regional shopping centre of Cheltenham is 9 miles to the south.

Rail links are provided from Ashchurch Parkway (1 mile) and Inter-city services are available from both Cheltenham and Gloucester.

Current occupiers on Miller Court include Honeywell, TRL Technology and Moog Controls Ltd.

SPECIFICATION

The property is a 2 storey semi-detached, self contained office building with the following specification:

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Full access raised floors
- Tea Point
- 9 car parking spaces

G2K GROUND FLOOR



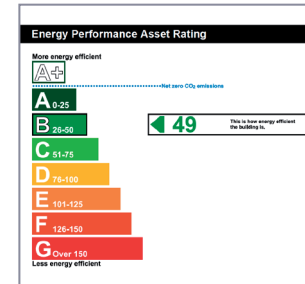
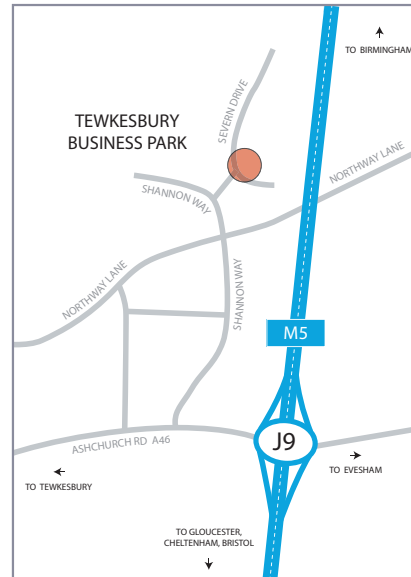
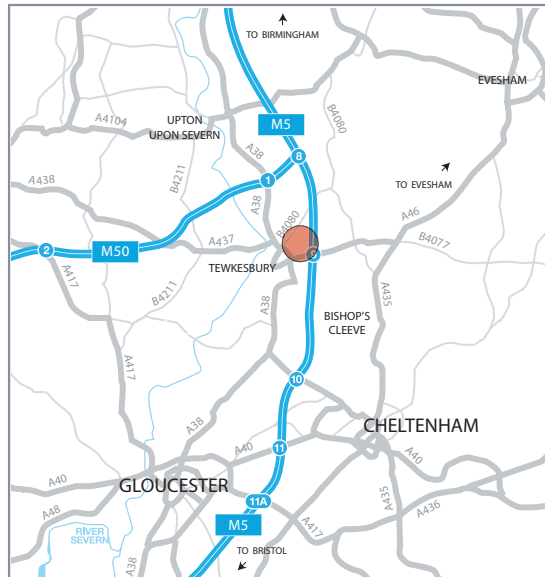
1,035 SQ FT (96.15 SQ M)

G2K FIRST FLOOR



1,215 SQ FT (112.88 SQ M)

2,250 SQ FT (209.03 SQ M)



TERMS

The building may be let or sold as a whole or let on a floor by floor basis.

SERVICE CHARGE

As service charge is levied for the maintenance of the common areas of the estate.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable to, VAT.

FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. September 2012.

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