

TO LET

BUILDING/(S) FOR STORAGE USE



- Flexible terms available
- Available immediately
- Only 5 miles from the M5

STORAGE BUILDINGS AT BECKFORD POULTRY FARM, ASHTON ROAD, BECKFORD, TEWKESBURY, GL20 7AU

DESCRIPTION

Former agricultural buildings available to let for storage use. The buildings costs of:

- One former poultry shed extending to approximately 30,399 sq. ft. (2,825 m²) (Building 1)
- One open fronted former agricultural building extending to approximately 6,155 sq. ft. (572 m²) (Building 2)

The buildings are available to rent either together or on their own. Building 1 could easily be split into two secure storage units of around 15,000 sq. ft. (1,412 m²) each if required. Each building benefits from ample outside space for parking.

LOCATION

The buildings are located at Beckford Poultry Farm just outside of the village of Beckford. The buildings are ideally located just half a mile from the A46 and approximately 5 miles from Junction 9 of the M5 therefore benefitting from good transport links.

- M5 Motorway – 5 miles
- Tewkesbury – 6.5 miles
- Evesham – 7 miles
- Cheltenham – 12 miles

SERVICES

Building 1 benefits from mains water and electricity.

PLANNING AND BUSINESS RATES

Both buildings are currently rated for Business Rates as 'store and premises'. The tenant will be responsible for paying rates.

The Local Planning Authority is Wychavon District Council. The current planning use for the buildings is for the 'storage, handling and distribution of building materials' (17/02538/CLE) however the Landlord is prepared to adapt this for the right tenant.

LOCAL PLANNING AUTHORITY

Wychavon District Council – 01386 565565

www.wychavon.gov.uk

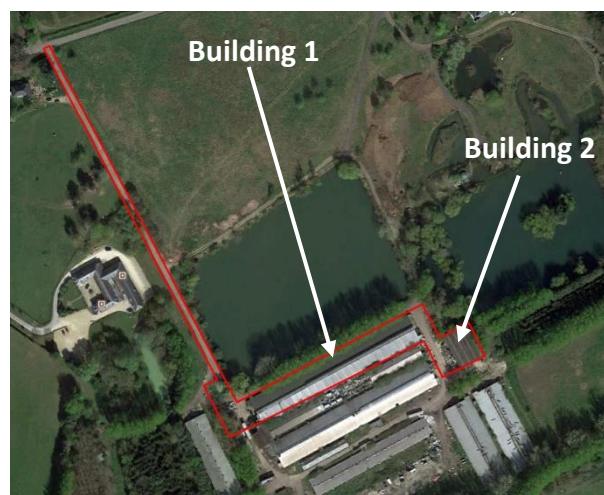
TERMS

The terms are negotiable and the Landlord is prepared to be flexible if the right occupant can be found. We consider that the potential storage use of the buildings is wide and therefore we welcome all enquiries.

It is likely any agreement will fall under the 1954 Landlord and Tenant Act. It will be necessary to contract out of the security of tenure provisions thereby creating a fixed term occupation.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The access from the highway will be shared with the Landlord and potentially other tenants for the purpose of access to the other buildings at Beckford Poultry Farm.



VIEWINGS

Strictly by appointment through Carver Knowles, please contact either Andrew Troughton or Ellen Cottrell for further information on 01684 853400 or by email (details below).

DIRECTIONS

From Tewkesbury, take the A438 Ashchurch Road towards Ashchurch and go straight over (2nd exit) the M5 Junction 9 roundabout to continue towards Ashchurch. Continue along the A46 for approximately 3 miles, take the 2nd exit at the Teddington Hands roundabout to continue on the A46. After approximately 1.5 miles at The Beckford Inn turn left onto Station Road. Continue on Station Road for half a mile before turning right onto Ashton Road. Continue for just under half a mile before turning right after the Beckford Silk turning. Continue down the drive and the buildings will be located on your left.

Approximate Postcode: **GL20 7AU**



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