

**fisher  
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# Unit 33, Ashchurch Business Centre

Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Leasehold  
Industrial/Warehouse Unit

10,559 Sq Ft (980.95 Sq M)



**To Let**





## Amenities



24/7 Access



Loading Door



Parking

## Unit 33, Ashchurch Business Centre

10,559 Sq Ft (980.95 Sq M)

### Description

A mid terrace industrial/warehouse unit of steel portal frame construction, with part brick/part profile clad elevations, beneath a double skin roof, incorporating translucent roof lights.

In addition, the property benefits from an open plan warehouse with concrete floor, integral office accommodation with WCs, two sectional overhead loading doors, approximate eaves height of 5.2m (17ft), and dedicated yard and parking areas.

The unit is to be refurbished.

## Location

Unit 33 is located on Alexandra Way, approximately 0.5 miles from Junction 9 of the M5 Motorway. Alexandra Way forms the principal spine road for Ashchurch Business Centre, with traffic light control access on the A46 trunk road.

Tewkesbury town centre lies approximately 1.5 miles to the west. Gloucester and Cheltenham approximately 10 miles south. Worcester and Birmingham approximately 13 miles and 45 miles to the north respectively. Bristol is approximately 45 miles south.

## Accommodation

Description	Sq Ft	Sq M
Warehouse	8,345	775.26
Ground Floor Office	1,095	101.72
First Floor Office	1,119	103.95
<b>Total</b>	<b>10,559</b>	<b>980.95</b>

### Locations

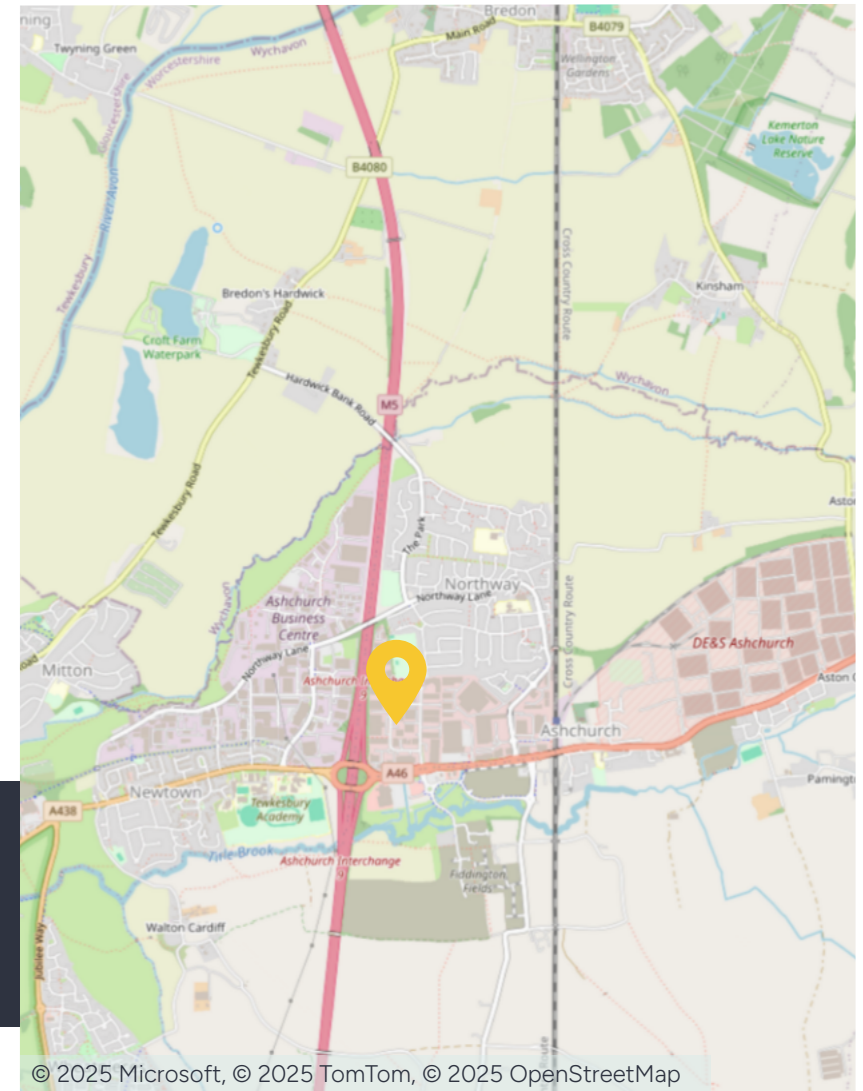
Cheltenham: 9.0 miles  
Gloucester: 12.2 miles  
Birmingham: 43.4 miles

### Nearest station

Ashchurch: 0.7 miles

### Nearest airport

Birmingham International: 45.4 miles



## Further information

### Guide Rent

On application.

### Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

### Business Rates

Rateable Value: £70,500

2025/2026 rates payable 55.5p in the £.

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

### Services

We understand that mains services are available to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

### EPC

Energy Performance Rating to be confirmed.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

### VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars, apart from business rates.

### Viewings

By prior arrangement with the Fisher German or our joint agents Russell Property Consultants Ltd.

## Contact us



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Particulars dated July 2025. Photographs dated October 2023.



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