



*Ashvale 2,
Ashchurch Business Centre,
GL20 8NB*

- *Newly refurbished ground floor office suite with parking*
 - *Separate entrance and communal reception*
 - *Adjacent to Junction 9 of the M5 motorway*

*To Let
Offices*

*455.9 sq m
(4,908 sq ft)
Approx.*



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

Ashchurch Business Centre is located on the east side of Tewkesbury off the A46, adjacent to Junction 9 of the M5, providing links to Bristol, Birmingham and Cardiff via the M50. Ashchurch for Tewkesbury Railway station is located approx. 1 mile away.

Other occupiers in the building are Gullivers Sports Travel and Healthcare RM. The new Cotswold Designer Outlet Village, situated opposite, is due open this summer. The scheme is anchored by Dobbies (already open) and many fashion brands, restaurants and catering outlets have already committed to the new development

what3words ///projects.
planting.workflow

Description

The premises available is the last remaining suite in a modern two storey office building of steel frame construction with brick and clad elevations.

Internally, the property has recently been refurbished and has LED lighting and Mitsubishi heating and cooling system controlled by a centralised touch screen control panel.

The suite has access to a communal reception and shared WCs.

The floor to ceiling height is approx. 2.9 m (9ft 6").

Externally, the suite benefits from its own private entrance and 19 car parking spaces in addition to covered bike racks.

Accommodation

The approximate net internal floor area (NIA) is 430.5 sq m (4,634 sq ft).

Plus ancillary space of 25.4 sq m (274 sq ft).

Rent

£73,400 per annum exclusive.

Rates

Rateable Value to be reassessed.

Planning

The property is suitable for use as an office falling within 'Class E'.

EPC

EPC C (71).

Full report available on request.



Communal Reception

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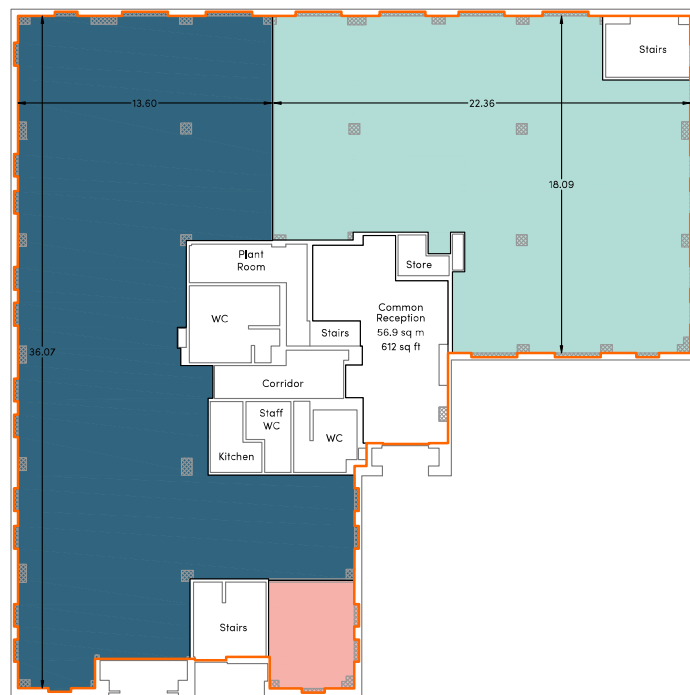
Service Charge

A service charge is payable in addition to the rent. Further details available on request.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Dark blue and pink shading shows proposed demise



Plan for indicative purposes only



Legal Fees

Each party to bear its own legal costs incurred in the transaction.

VAT

We understand VAT is payable on the rent. Intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

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Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Viewing

By prior appointment with the sole agent KBW.

Ref: 523031



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