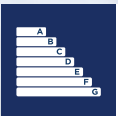




RENT
On Application



RATEABLE VALUE
£56,500



EPC RATING
D 87



Unit 13, Ashchurch Business Centre
Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Leasehold | Industrial/Warehouse Unit | 7,493 Sq Ft (696.11 Sq M)



TO LET



Location

Unit 13 is located on Alexandra Way approximately 0.5 miles from J9 of the M5 motorway. Alexandra Way forms the principal spine road for Ashchurch Business Centre.

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

Ashchurch Business Centre is located to the east of J9 of the M5 with traffic light controlled access on to the A46 trunk road.



Description

An end of terrace industrial/warehouse unit of portal frame construction with part brick and part profile clad elevations beneath a double skinned roof incorporating translucent roof lights.

The property comprises an open plan warehouse with concrete floor, roller shutter door of 4.1m (w) x 4.9m (h) and a height of 5m to underside of the haunch. The property also benefits from offices to both the ground and first floor, WC and kitchenette facilities.

Externally the property benefits from a loading apron and ample parking directly in front of the unit.

The property is to be refurbished.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 13	7,493	696.11



Amenities



24/7 Access



Loading Door



Parking



Further information

Guide Rent

On application.

Tenure

The property is available on a new full repairing lease with terms to be negotiated.

Business Rates

Rateable Value: £56,500

2025/2026 rates payable 55.5p in the £.

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We are advised that all main services are connected to the premises.

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

EPC

Energy Performance Rating D-87.

Legal Costs

Each party is to be responsible for their own legal costs.

Service Charge

A service charge is payable in respect of the upkeep of the common parts. Figures to be confirmed.

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.

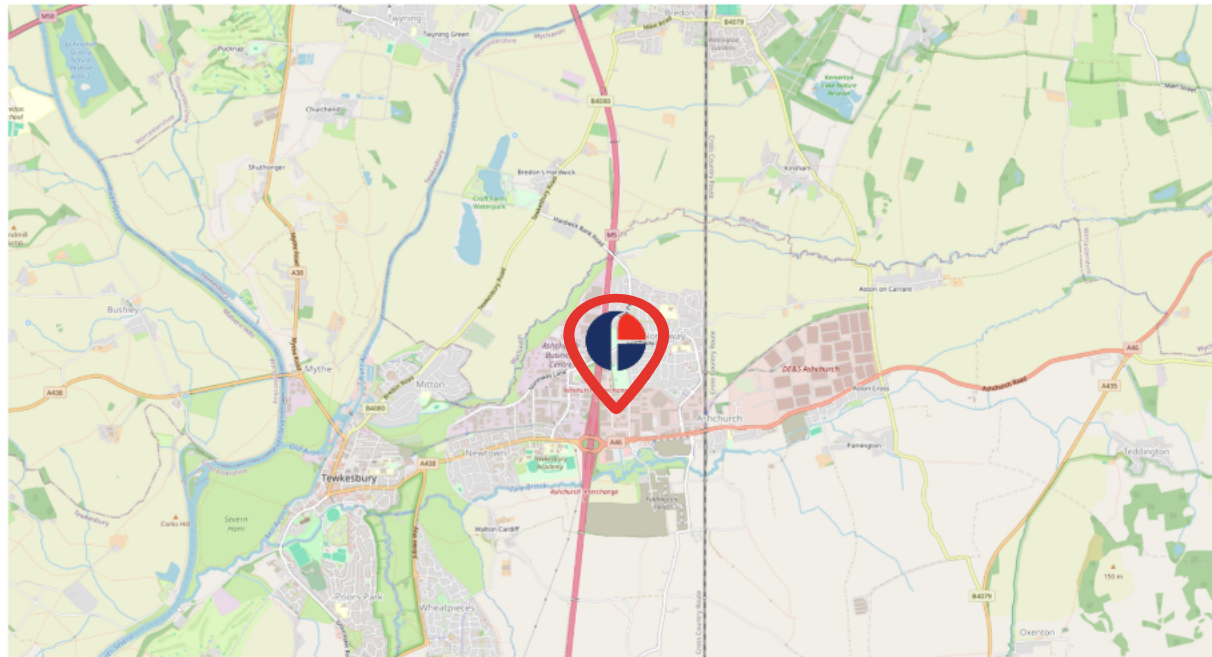
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with Fisher German or our joint agents Alder King.

Unit 13, Ashchurch Business Centre, Tewkesbury



Approximate Travel Distances



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



Viewings



Lauren Allcoat-Hatton



01905 728 449



07738 981 480



lauren.allcoat-hatton@fishergerman.co.uk

Or our joint agent Alder King:
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Produced on Land App, Mar 22, 2025.
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10000 m
Scale 1:27500 (at A4)



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Particulars dated March 2025. Photographs dated March 2025.

