



TO LET

Timber and Hardware Supplies Tewkesbury

Bredon Road
Tewkesbury
Gloucestershire
GL20 5DA

- Industrial Warehouse Unit
- 8,556 sq ft (794.98 sq m)
- Prominent Location on the Bredon Road
- External Forecourt Area



Location

Location

The property is situated on Bredon Road in Tewkesbury, a well-established commercial area providing convenient access to the town centre and surrounding amenities.

The location offers strong connectivity to regional transport links, with access to the A38 (2-3 miles) and A46 (4-5 miles), and Junction 9 of the M5 lying a short drive away (2 miles) as well as Junction 1 of the M50 3 miles north, making it well positioned for local and wider distribution and other commercial uses.

The town of Tewkesbury offers an eclectic range of independent shops and high street names; including WHSmith, Boots, Edinburgh Woollen Mill, and Loungers to name a few.

**Tewkesbury
Town Centre**



1 mile west

**M5
Junction 9**

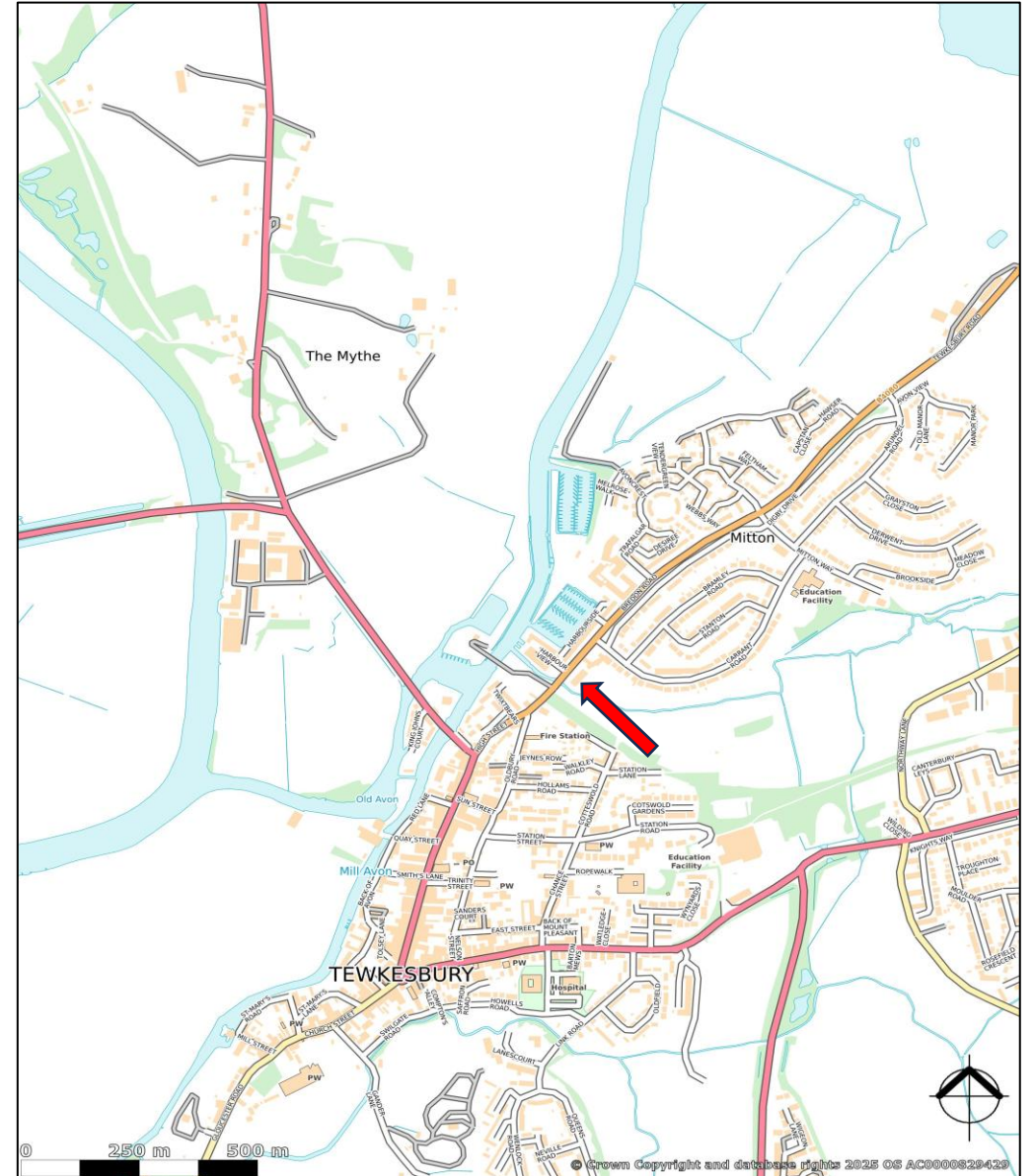


2 miles east

**M50
Junction 1**



3 miles north



Accommodation

Description

The property comprises a detached industrial warehouse building of brick construction on concrete frame, with a pitched roof incorporating skylight panels.

The building frontage incorporates multiple access points, including a wide loading door and several display-style windows, offering good visibility to the forecourt areas and Bredon Road.

Internally, the building provides a combination of open-plan warehouse, storage and ancillary areas, including a kitchenette and WC. There is a first-floor mezzanine which is suitable for additional storage. Lighting is provided by a mixture of suspended and integrated fittings and there is an oil fed warehouse heater in the main workshop area.

The internal clear height is approximately 2.4m at the lowest point (measured to the underside of the frame haunch), rising to approximately 6.1m at the Apex.

Car parking is available to the front of the building, and there is a gated external area to the side of the warehouse.

Floor Areas (approximate gross internal area)

Area	Sq ft	Sq m
Warehouse	4,300	399.56
Area Under Mezzanine	2,128	197.71
Mezzanine	2,128	212.74
TOTAL	8,556	794.98

Services

We are advised that all main services are connected to the premises, with the exception of Gas. 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.



Rates | EPC | Terms

Business Rates

The Valuation Office website states that the properties have an assessment for Business Rates of £38,250.00

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment..

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The unit is available on a new full repairing and insuring lease for a period of years to be agreed, and outside the Landlord and Tenant Act 1954.

Rent

£60,000 per annum exclusive.

Legal Costs

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

References/Rental Deposits

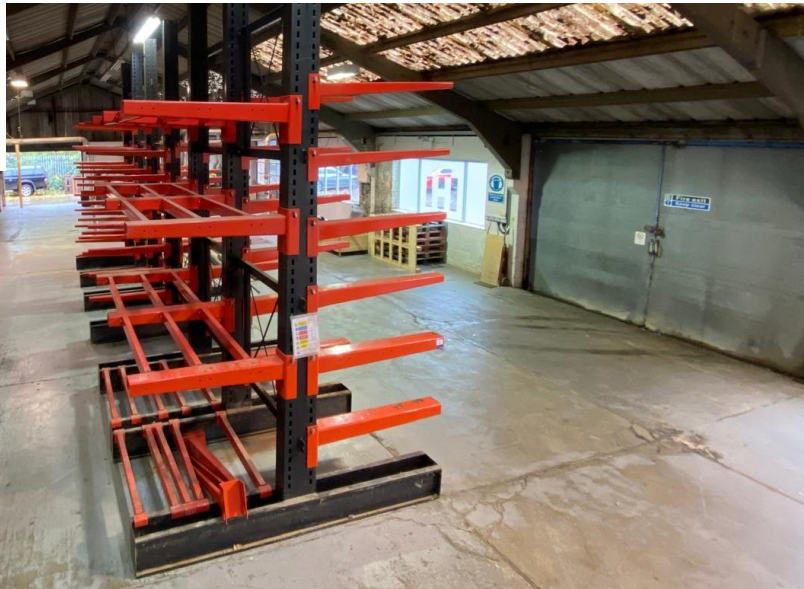
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.



alder king

PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: N101972

Date: November 2025

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.