



TO LET



Units 5D & 5E Ashchurch Trading Estate

Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Industrial Units with Office Space

From 5,864 sq ft (544.78 sq m) to 12,348 sq ft (1,147.16 sq m)

Available Separately or Combined on New Leases

Location

The premises are located within the popular Ashchurch Business Centre which is conveniently located just off Junction 9 of the M5 Motorway, providing excellent connections to the Midlands and South West.

Local occupiers include Babcock, Moog, Mobility Hire, Screwfix, and DHL.

Cheltenham is approximately 10 miles south, Gloucester 12 miles south, and Worcester 16.5 miles north. Tewkesbury town centre is located approximately 2 miles to the west.



M5



J9 0.5 miles

Tewkesbury



2 miles

Cheltenham



10 miles

Gloucester



12 miles

Accommodation

Description

The units are of steel frame construction with part brick/part profile clad elevations.

Unit 5D is a mid-terrace unit benefitting from ground and first floor offices, and ample external loading and circulation space.

Unit 5E is an end of terrace unit benefitting from ground floor office space, with ample external loading and circulation space.

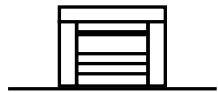
The units can be combined to provide 12,348 sq ft of industrial and office space.

Externally, the buildings have ample parking and loading areas.

Services

We are advised that electricity, water and drainage 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.

Surface Level Loading Doors



Onsite Parking



Railway Station nearby



WC Facilities



Area	Sq ft	Sq m
Unit 5D Ground Floor Warehouse	5,156	479.00
Unit 5D Ground Floor Offices	664	61.69
Unit 5D First Floor Offices	664	61.69
Unit 5D Total	6,484	602.38
Unit 5E Ground Floor	5,864	544.78
(Including Ground Floor Office)	352	32.66
Unit 5E Total	5,864	544.78
TOTAL FOR BOTH UNITS	12,348	1,147.16

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PROPERTY CONSULTANTS





Rates | EPC | Terms

Business Rates

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

Unit 5D has an EPC Rating of B(46) and Unit 5E has a Rating of B(30).

Code for Leasing

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

Terms

The properties are available on new leases on terms to be agreed, separately or combined.

Rent

On application.

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.

VAT

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

AML

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

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

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AK Ref: AJGR/101290
Date: April 2025
Subject to Contract



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2. Misrepresentation Act 1967

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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.