

To Let



Industrial Warehouse Units

**Units 29, 30, 32 and 34
Ashchurch Business Centre
Alexandra Way
Tewkesbury
Gloucestershire**

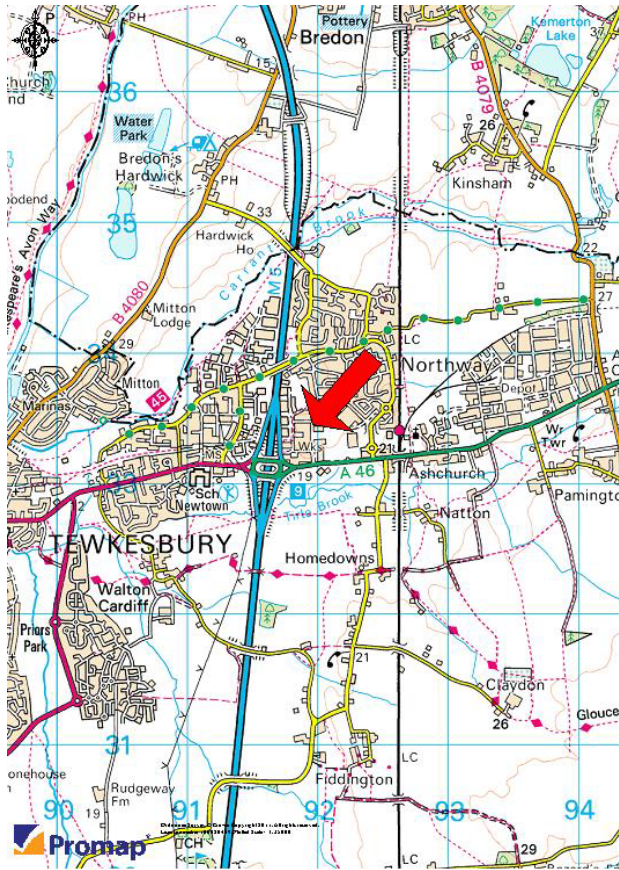
5,509 sq ft (511.8 sq m) to 13,389 sq ft (1,243.88 sq m)

- Available on new leases
- Superb location within 1 mile of J9 M5
- Capable of combination to provide 18,898 sq ft (1,755.68 sq m)

Location

The premises are located within Ashchurch Business Centre approximately 1 mile from Junction 9 of the M5 motorway.

Road communications are excellent with Tewkesbury town centre approximately 2.5 miles west, Gloucester and Cheltenham approximately 10 miles south and Birmingham approximately 45 miles north.



Description

Units 29 and 30 comprise of adjoining mid-terrace and end of terrace industrial warehouse units. Unit 32 is an end of terrace unit and Unit 34 is a mid-terraced unit. They are all of steel frame construction with brick, block and profiled plastic coated clad elevations under a double skinned roof incorporating translucent panels.

Each unit has two storey office accommodation including WC's and a kitchen and access is provided by a sectional overhead loading door into each unit. Units 29 and 32 also benefit from further first floor office and storage space with workshop space provided underneath.

Externally, large concrete forecourt areas are provided with Unit 34 benefiting from rear loading from a communal service yard.

Accommodation

Unit 29

Industrial Warehouse Area	6,125 sq ft	569.01 m ²
Ground Floor Offices, WC, Kitchen and Workshops	3,777 sq ft	350.88m ²
First Floor Offices	3,487 sq ft	323.99 m ²
Total	13,389 sq ft	1,243.88 m²



Unit 30

Industrial Warehouse Area	4,247 sq ft	394.62 m ²
Ground Floor Offices, WC and Kitchen	631 sq ft	58.59 m ²
First Floor Offices	631 sq ft	58.59 m ²
Total	5,509 sq ft	511.8 m²

Unit 32 - LET

Industrial Warehouse Area	3,421 sq ft	317.85 m ²
Ground Floor Offices, WC and Kitchen	2,646 sq ft	245.78 m ²
Ground Floor Workshop	1,524 sq ft	141.57 m ²
First Floor Offices	1,729 sq ft	160.63 m ²
First Floor Storage	2,404 sq ft	223.38 m ²
Total	11,724 sq ft	1,089.21 m²



Unit 34

Industrial Warehouse Area	6,927 sq ft	643.52 m ²
Ground Floor Offices, WC and Kitchen	1,165 sq ft	108.29 m ²
First Floor Offices	1,118 sq ft	103.86 m ²
Total	9,210 sq ft	855.67 m²

All measurements are approximate Gross Internal Areas.

Services

We are advised that single and three phase electricity, gas, mains water and drainage are connected to all of the properties.

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.

Terms

The premises are available either separately or combined by way of new leases.

Rent

Upon application

Rates

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

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.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

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 Control of Asbestos Regulations 2006 (CAR 2006). 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.

SUBJECT TO CONTRACT

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Viewing

Strictly by arrangement with the joint agents;

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