



ASHCHURCH BUSINESS CENTRE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
7,684 SQ FT (714 SQ M)

Alexandra Way, Ashchurch, Tewkesbury • GL20 8NB

UNIT 13



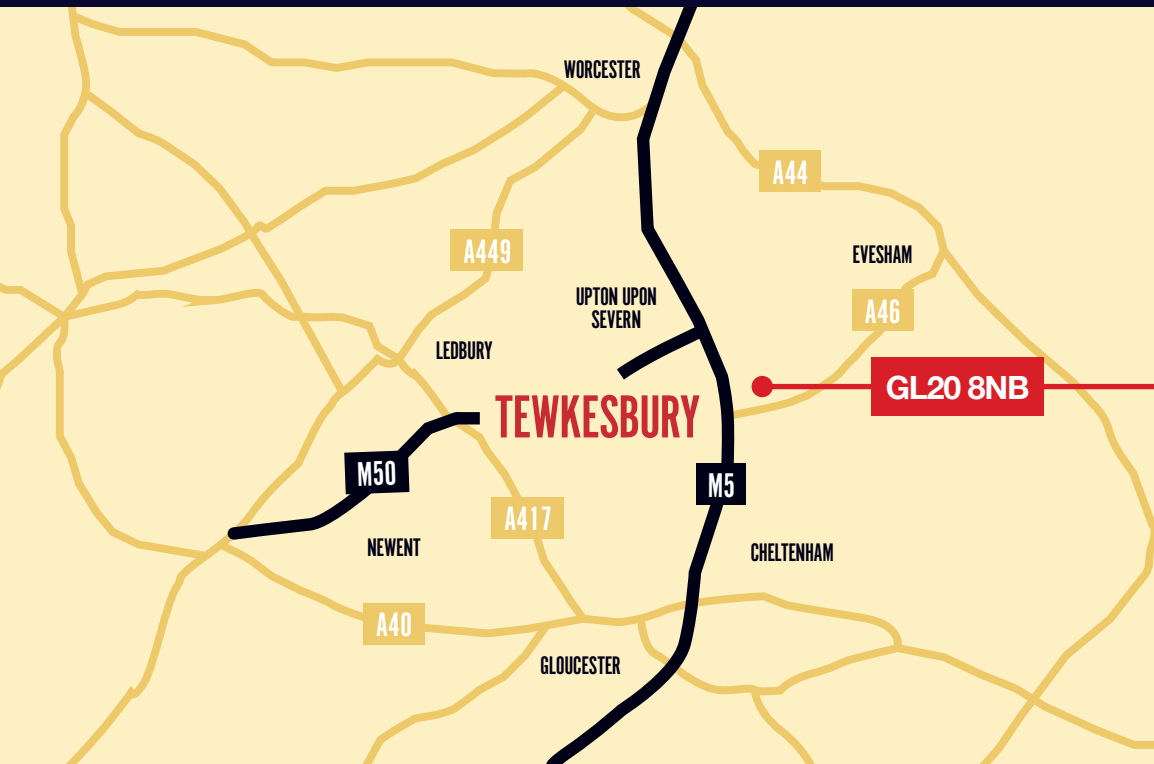
**FULLY
REFURBISHED**

LOCATION

The unit 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 approx 1.5 miles to the west. Gloucester and Cheltenham approx 10 miles south, Worcester (13 miles) and Birmingham approx (45 miles) are to the north and Bristol is approx (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.



SPECIFICATION



Fully Refurbished



Eaves Height 5.6m



EPC B



New Overclad Roof



M5 Junction 9 - 0.5 miles



Ashchurch Train Station
11 minute walk



Dedicated parking to front



Fitted offices



DESCRIPTION

Fully refurbished this end of terrace unit of portal frame construction with part brick and part profile clad elevations. The roof has been overclad, new external windows, doors and refurbished office and warehouse areas.

The property comprises of an open plan warehouse with concrete floor, roller shutter door 5m height. The property also benefits from offices to both the ground and first floor, WC's and kitchenette facilities.

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

ACCOMMODATION

AREA	SQ FT	SQ M
Ground	6,591	612
First Floor	1,093	102
Total	7,684	714

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Contact landlord direct:

Sarah Lindsay
07780 483 282
sarah@4thindustrial.com

iboxproperty.com

BUSINESS RATES

The property lies within the rating area of Tewkesbury Borough Council, according to which the rateable value is as follows:

2026 Rateable Value £62,500

Rates payable can be affected by transitional arrangements and we would recommend that interested parties should make further enquiries for clarification.

SERVICE CHARGE

The tenant will pay an estate service charge relating to the maintenance of the common parts.

EPC

EPC Rating B.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

**fisher
german**
01905 728444

Ellie Fletcher
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