



31 Ashchurch Business Centre Alexandra Way, Ashchurch, GL20 8NB

TO LET

Area: 5,512 sq ft (512 sq m) | Rent PA: POA

LOCATION

Unit 31 is situated on Alexandra Way, approximately 0.5 miles from Junction 9 of the M5 motorway. Alexandra Way serves as the main spine road through Ashchurch Business Centre, offering excellent access and visibility.

The property benefits from a strategic location, being approximately 1.5 miles east of Tewkesbury town centre, 10 miles north of both Gloucester and Cheltenham, 13 miles south of Worcester, and approximately 45 miles from both Birmingham (to the north) and Bristol (to the south). Ashchurch Business Centre enjoys direct access to the A46, linking to Evesham and Redditch.

KEY FEATURES

- To be refurbished
- Loading area
- Single loading door
- Excellent access to J.9 M5
- Ground and first floor offices
- Welfare facilities
- 5.89m eaves
- Car parking

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DESCRIPTION

The property consists of a mid-terraced warehouse of steel portal frame under a clad roof incorporating C.10% roof lights. A full refurbishment program is planned to commence later in Q3 2025.

Internally the unit benefits from a warehouse to the rear with a single level electric roller shutter door. Offices are located to the front elevation over ground and first floor, with amenities situated on the ground floor. Externally a loading area and car parking.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	4,346	404
GF Office	583	54
FF Office	583	54
TOTAL	5,512 SQ FT	512 SQ M

TENURE:

The property is available on a new full repairing and insuring lease for a term to be agreed.

PLANNING:

Parties are recommended to undertake their own investigations.

RENT PA: POA

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The property is listed as Factory and Premises, with a rateable value of £36,250. For rates payable please contact the marketing agents.

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

VIEWING:

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

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SUBJECT TO CONTRACT