



ASHCHURCH BUSINESS CENTRE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
10,559 SQ FT (980.95 SQ M)

Alexandra Way, Ashchurch, Tewkesbury • GL20 8NB

UNIT 33

**UNDER
REFURBISHMENT**

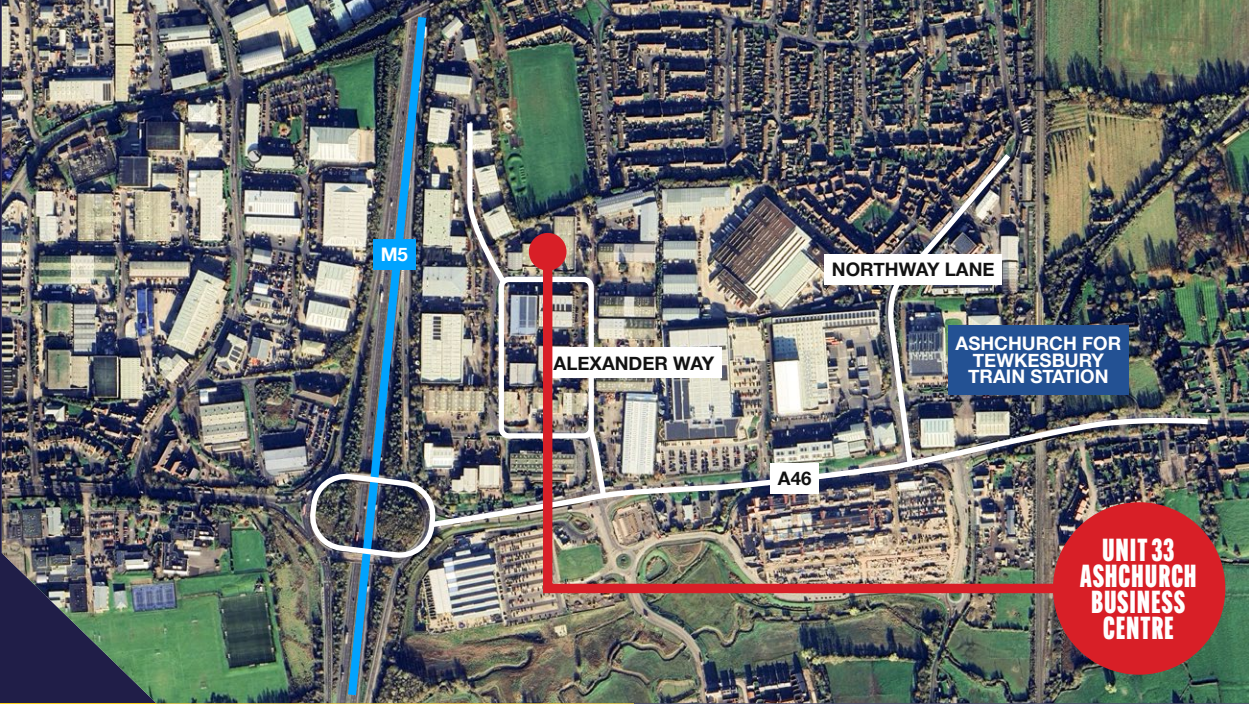


LOCATION

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.



ACCOMMODATION

The property provides the following approximate gross internal areas:

AREA	SQ FT	SQ M
Warehouse	8,345	775.26
Ground Offices	1,095	101.72
FF Offices	1,119	103.95



DESCRIPTION

A mid terrace industrial/warehouse unit of steel portal frame construction, with part brick/part profile clad elevations, beneath a double skin roof, incorporating translucent roof lights.

In addition, the property benefits from an open plan warehouse with concrete floor, integral office accommodation with WCs, two sectional overhead loading doors, approximate eaves height of 5.2m (17ft), and dedicated yard and parking areas.

BUSINESS RATES

Rateable Value: £70,500
2025/2026 rates payable 55.5p in the £.

Interested parties should make their own enquiries of the Local Authority to ascertain the exact rates payable.

SERVICE CHARGE

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

EPC

To be confirmed.

VIEWINGS

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



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