



ASHCHURCH BUSINESS CENTRE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
4,886 SQ FT (454 SQ M)

Alexandra Way, Ashchurch, Tewkesbury • GL20 8NB

UNIT 15



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

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.

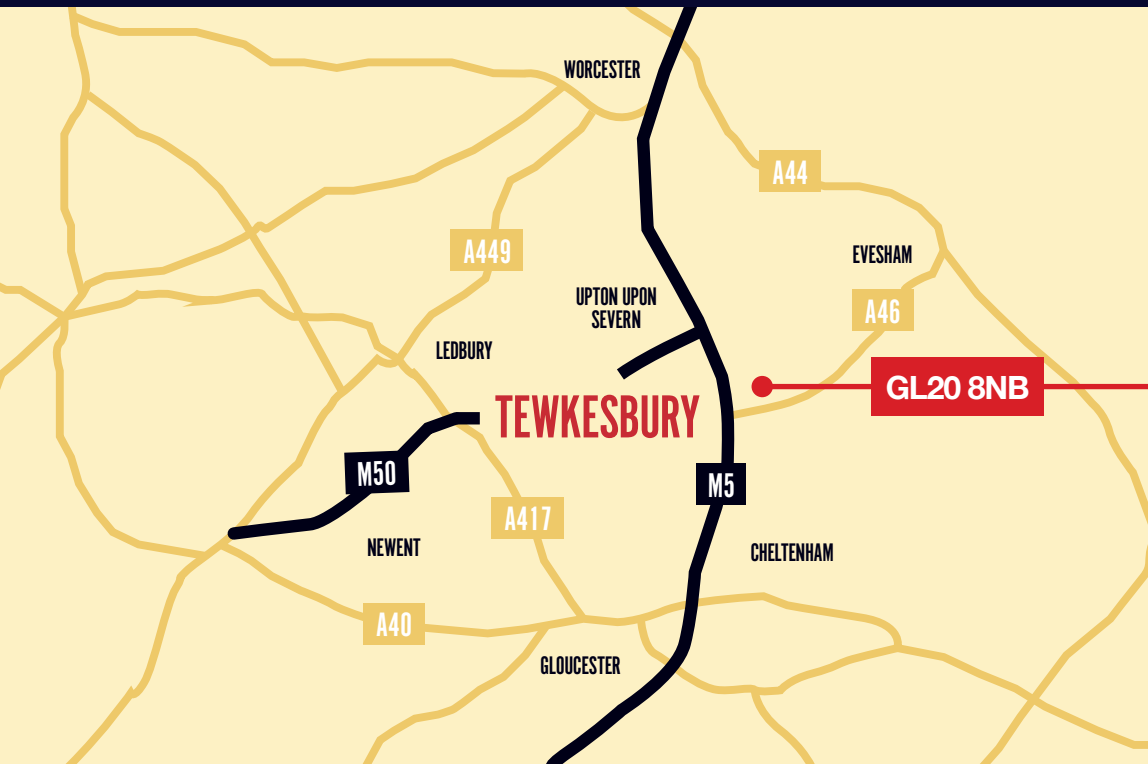


IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

SPECIFICATION



To be fully refurbished



Target B EPC Rating



M5 Junction 9 - 0.5 miles



Dedicated parking to front



Eaves Height 5.6m



New Overclad Roof



Ashchurch Train Station
11 minute walk



Fitted offices



DESCRIPTION

This mid-terrace industrial/warehouse unit of steel portal frame construction, with part brick and part profile clad elevations, is currently undergoing a comprehensive refurbishment and will be available from December 2026. The refurbishment will include an overclad roof and fully refurbished office and warehouse accommodation, delivering high-quality modern industrial space.

The property comprises an open plan warehouse with a concrete floor and a roller shutter loading door. It also benefits from office accommodation, WC facilities, and a kitchenette. Externally, the property provides a dedicated loading area and ample parking directly in front of the unit.

ACCOMMODATION

The property provides the following approximate gross internal areas:

AREA	SQ FT	SQ M
Ground	612	57
First Floor	578	53
Warehouse	3,696	343
Total	4,886	454

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Tewkesbury · GL20 8NB

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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. Rates payable can be affected by transitional arrangements and we would recommend that interested parties contact the council for further information.

SERVICE CHARGE

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

EPC

Target B rating post works.

VIEWINGS

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

**fisher
german**
01905 728444

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ellie.fletcher@fishergerman.co.uk

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