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# 200B Ashchurch Business Centre

Alexandra Way, Tewkesbury, GL20 8TD

Leasehold  
Industrial/Warehouse Unit

3,277 Sq Ft (304.44 Sq M)





## Amenities



24/7 Access



Loading Door



Parking

## 200B Ashchurch Business Centre

3,277 Sq Ft (304.44 Sq M)

### Description

The property comprises a semi-detached steel portal frame warehouse with clad elevations and roof.

The open plan warehouse benefits from concrete floor, sectional overhead loading door of approximately 4m (w) x 4.47 (h), 3 phase power, a minimum working height of 6.17m and a maximum working height of 6.9m and a WC.

An extensive open plan mezzanine floor is included.

Parking is available immediately outside the unit.

The property has been refurbished.

## Location

The property is superbly located within Ashchurch Business Centre accessed from Alexandra Way off the A46 trunk road and within one mile of Junction 9 of the M5 motorway.

Ashchurch Business Centre provides an attractive business environment including high quality buildings and mature landscaping. Road communications are excellent with Tewkesbury town centre approximately 2 miles west, Gloucester and Cheltenham approximately 10 miles south and Worcester approximately 20 miles north.

## Accommodation

Description	Sq Ft	Sq M
Warehouse	1,597	148.39
Office & Ancillary	1,680	156.05
<b>Total</b>	<b>3,277</b>	<b>304.44</b>

### Locations

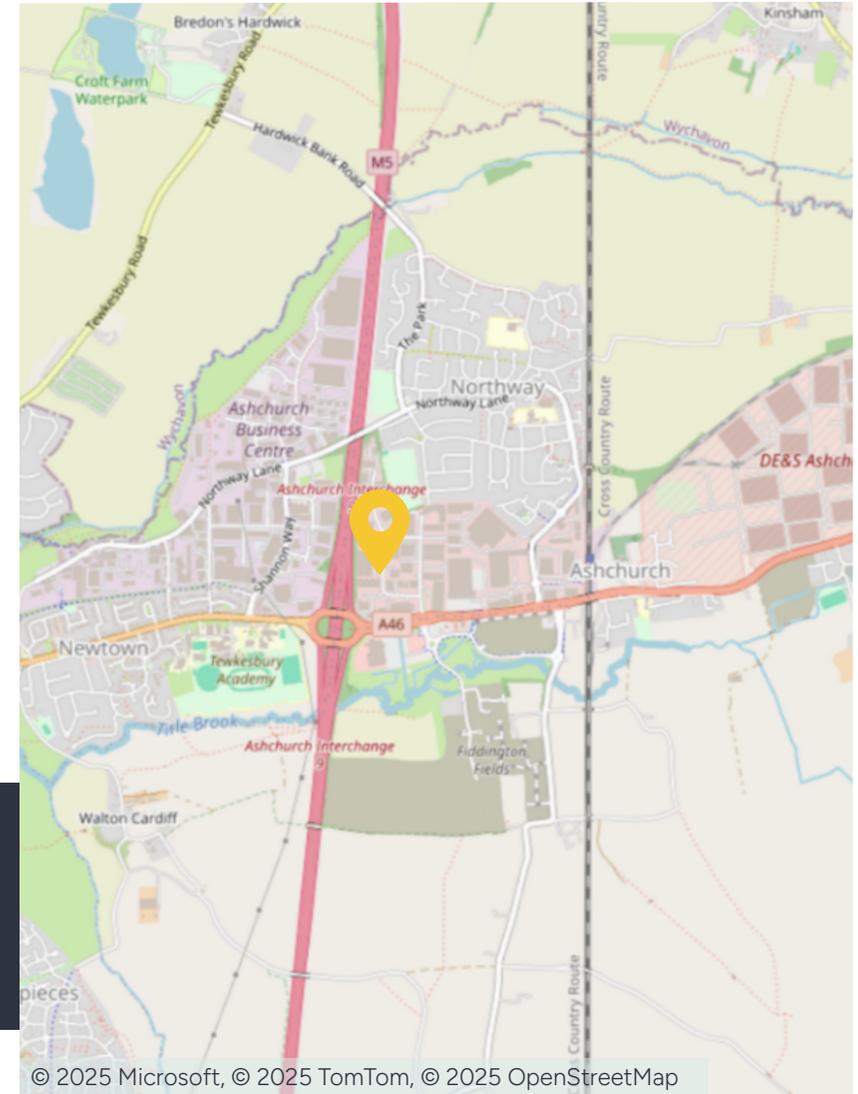
Cheltenham: 9 miles  
Gloucester: 12.2 miles  
Birmingham: 43.4 miles

### Nearest station

Ashchurch: 0.7 miles

### Nearest airport

Birmingham International: 45.4 miles



## Further information

### Guide Rent

£32,770 per annum exclusive.

### Tenure

The property is available on a new full repairing lease with terms to be negotiated.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £19,500

2025/2026 rates payable 49.9p in the £.

### Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

### EPC

The unit has an EPC Rating of C 68.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts. Figures to be confirmed.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

VAT is chargeable in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

## Contact us



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Particulars dated September 2025. Photographs dated July 2024.



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