



ASHCHURCH BUSINESS CENTRE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
7,493 SQ FT (696.11 SQ M)

Alexandra Way, Ashchurch, Tewkesbury • GL20 8NB

UNIT 13



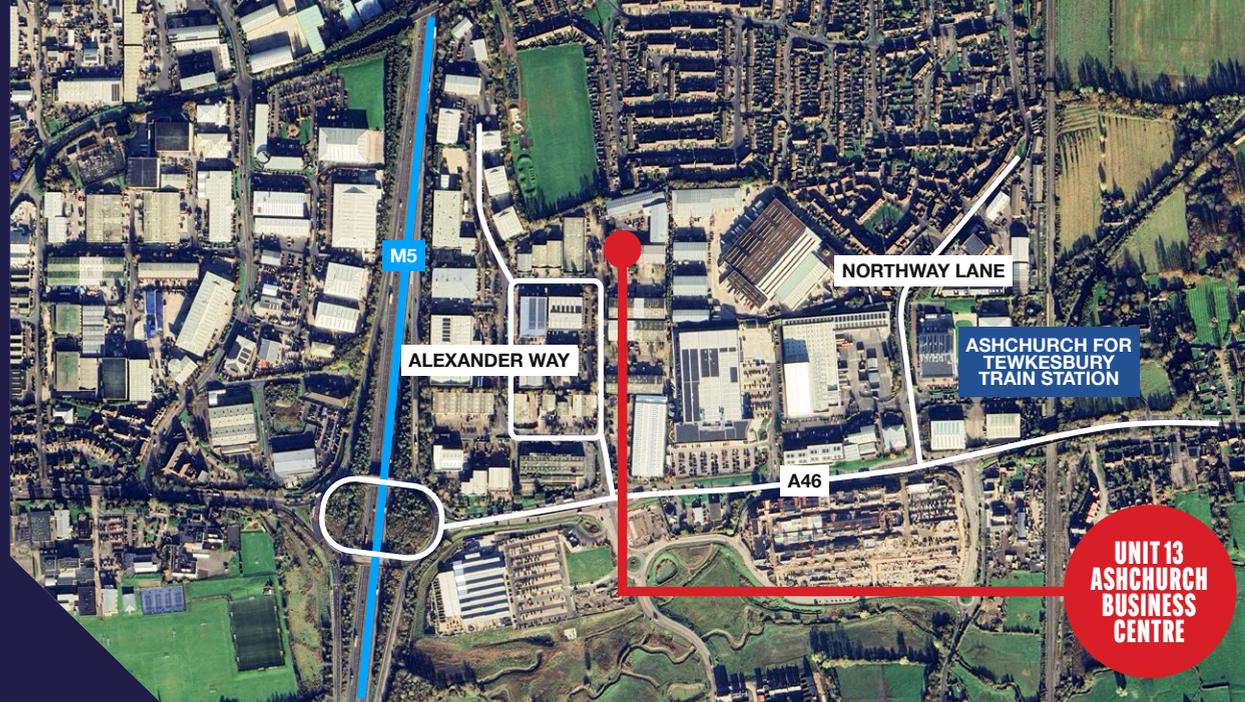
**UNDER
REFURBISHMENT**

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:

UNIT	SQ FT	SQ M
13	7,493	696.11



DESCRIPTION

An end of terrace unit of portal frame construction with part brick and part profile clad elevations beneath a double skinned roof incorporating translucent roof lights.

The property comprises an open plan warehouse with concrete floor, roller shutter door of 4.1m(w) x 4.9m(h) and a height of 5m to underside of haunch. The property also benefits from offices to both the ground and first floor, WC and kitchenette facilities. Externally the property benefits from a loading apron and ample parking directly in front of the unit.

BUSINESS RATES

Rateable Value: £56,500
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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german**

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