To Let



Unit 3300

TEWKESBURY | GL20 8UQ

DETACHED MODERN WAREHOUSE
SET WITHIN SECURE YARD
2,464.25 SQ M (26,525 SQ FT)

What 3 Words //
Explained.rewriting.mailing

Unit 3300 is a detached modern warehouse unit, prominently positioned on International Drive, a mere 3 minutes from the Junction 9 of the M5 Motorway. The immediate location is home to a number of well-established international businesses with a particular clustering of engineering, defence-related and aerospace occupiers.

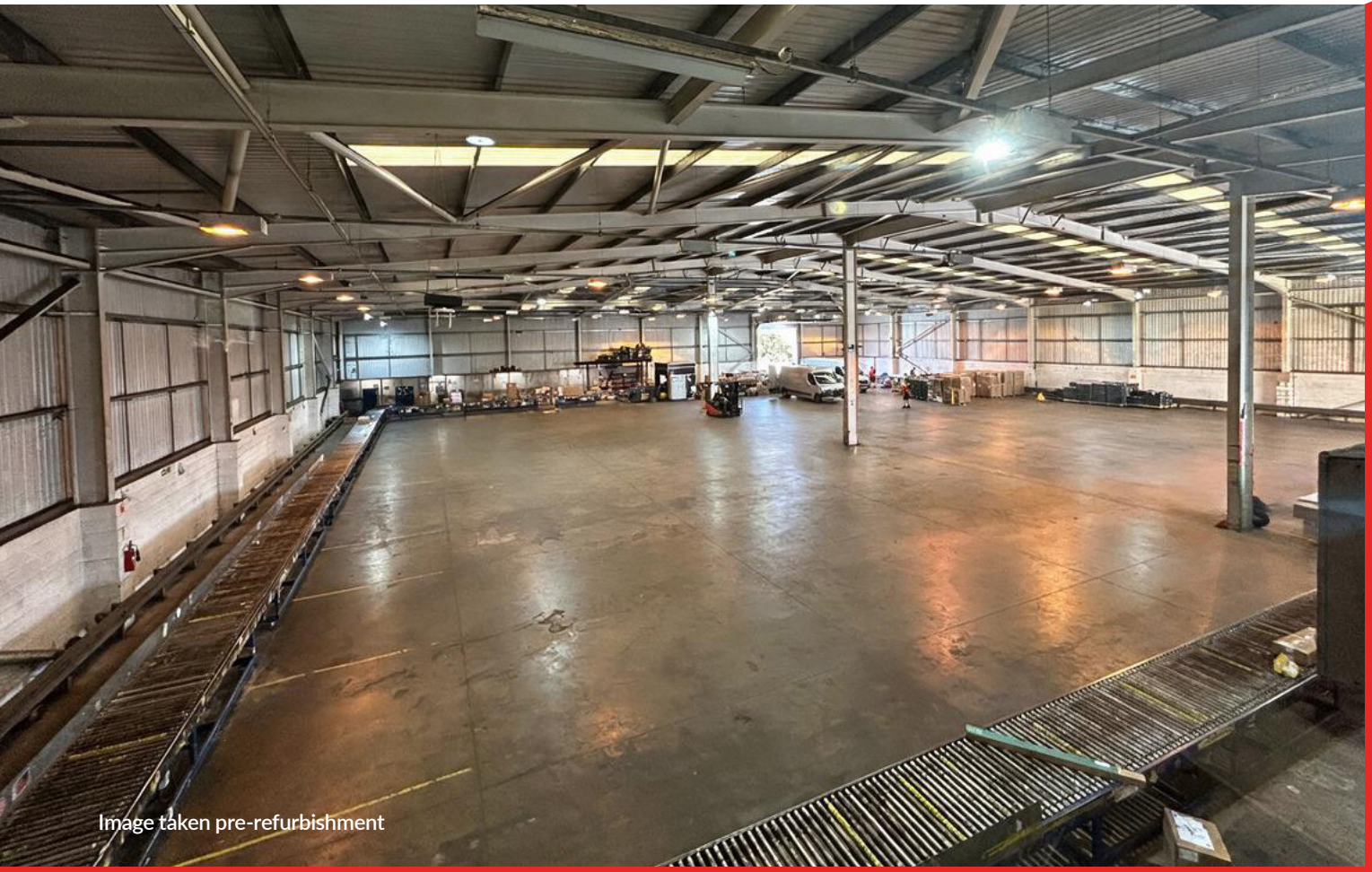


Image taken pre-refurbishment

SPECIFICATION

- Steel portal frame construction with full height composite cladding
- Eaves height of 7.00m (8.60m to apex)
- Three level access loading doors (4.50m wide x 5.45m high) – one to the rear elevation and two to the front elevation
- 3-phase power supply
- Fitted two storey office and ancillary accommodation
- 21 marked car parking spaces including 3 accessible bays
- Secure (fenced) yard (total site of 1.26 acres)

ACCOMMODATION

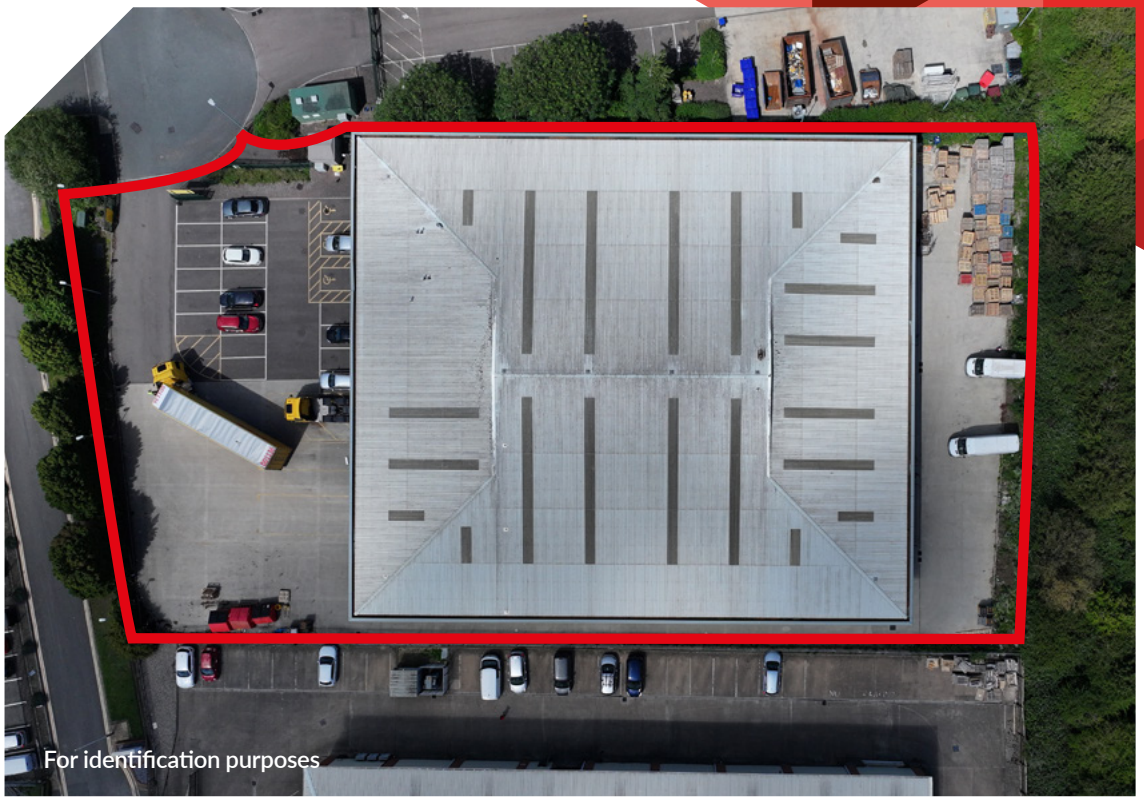
The unit was measured to have the following gross internal area:

	Sq M	Sq Ft
Warehouse	2,190.5	23,578
Office Grnd Floor	136.8	1,473
Office First Floor	136.8	1,473
Total	**2,464.1**	**26,524**

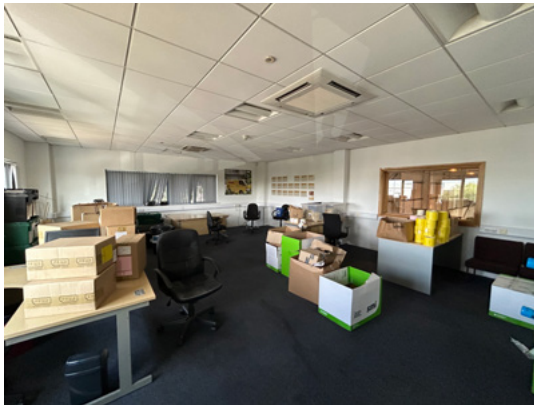
All areas are quoted on a gross internal area (GIA) basis

AVAILABILITY

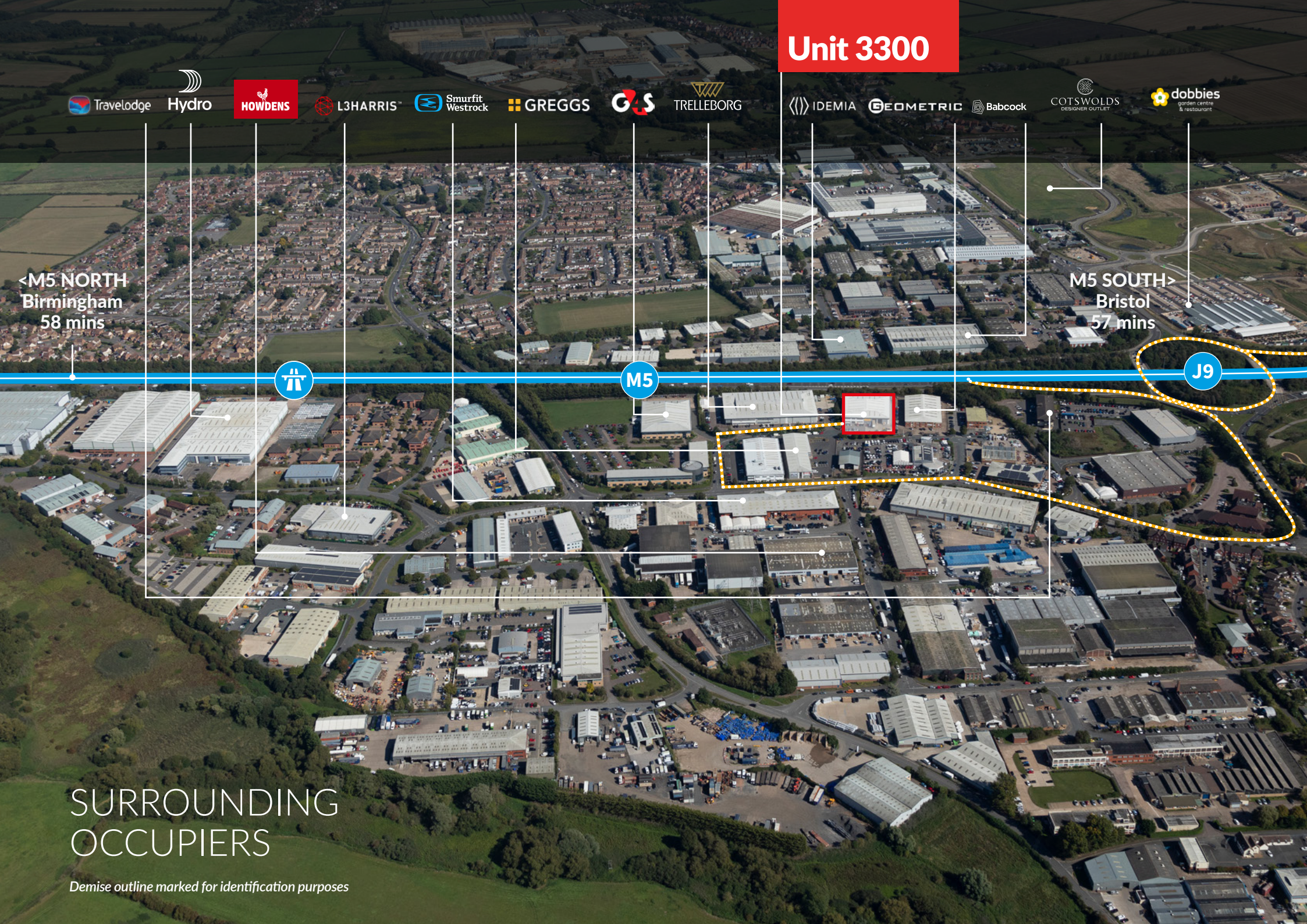
The property will be fully refurbished post exit of the current tenant and is anticipated to be available for occupation in Q1 2027.


For identification purposes





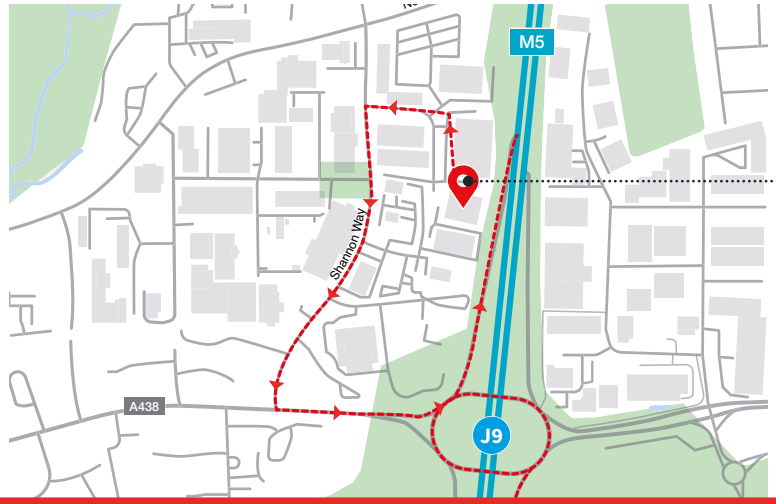




SURROUNDING OCCUPIERS

Demise outline marked for identification purposes

Unit 3300 International Drive, Tewkesbury, GL20 8UQ



THE LOCATION

Tewkesbury is located on the M5 corridor and serves both the Midlands and South West markets, being equidistant between Birmingham and Bristol

Drive Time

Location	Distance
J9 M5	3 Mins
Junction 8 M5 (M50)	8 Mins
Ashchurch Train Station	8 Mins
M42/M5	28 Mins
M4/M5	39 Mins
M5/M6	43 Mins
Bristol	57 Mins
Birmingham	58 mins

Rail Time

Location	Distance
Cheltenham Spa (from Ashchurch)	9 Mins
Birmingham New Street	35 Mins
Bristol Parkway	44 Mins
Bristol Temple Meads	54 Mins
London Paddington	2 Hrs 22 Mins

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Unit 3300 International House

FURTHER INFORMATION

SERVICES
We understand the unit benefits from three phase electricity, mains water, drainage and gas supply. Interested parties are advised to undertake their own investigations to establish suitability for use, connectivity and capacity.

MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful Tenant prior to instructing solicitors.

TERMS
The property will be available on the basis of a new FRI lease for a term of years to be agreed.

VAT
VAT will be charged on the rent at the prevailing rate.

EPC
The property has a current EPC rating of 'C' but will be targeting a minimum 'B' rating post refurbishment.

RATEABLE VALUE
The current rateable value is £185,000 as of April 2026.

LEGAL COSTS
Each party is responsible for their own legal costs incurred in the transaction.

MISREPRESENTATION These particulars do not form part of any contract. JLL nor any of its directors, employees or agents is authorised to give or make any warranty or representation on behalf of any part. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Designed by Moose Studios. October 2026.

Contact / Viewings
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