

**fisher
german**

Unit 31, Ashchurch Business Centre

Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Leasehold
Industrial/Warehouse Unit

5,554 Sq Ft (515.97 Sq M)



To Let



Amenities



24/7 Access



Loading Door



Parking

Unit 31, Ashchurch Business Centre

5,554 Sq Ft (515.97 Sq M)

Description

A mid terrace industrial/warehouse unit of steel 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 an electric roller shutter door of 5m (h) x 4.1m (w), an eaves height of 4.4m and 6m to the apex. 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.

The property is to be refurbished.

Location

Unit 31 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 approximately 1.5 miles to the west. Gloucester and Cheltenham approximately 10 miles south, Worcester (13 miles) and Birmingham approximately (45 miles) are to the north and Bristol is approximately (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

Description	Sq Ft	Sq M
Unit 31, Ashchurch Business Centre	5,554	515.97

Locations

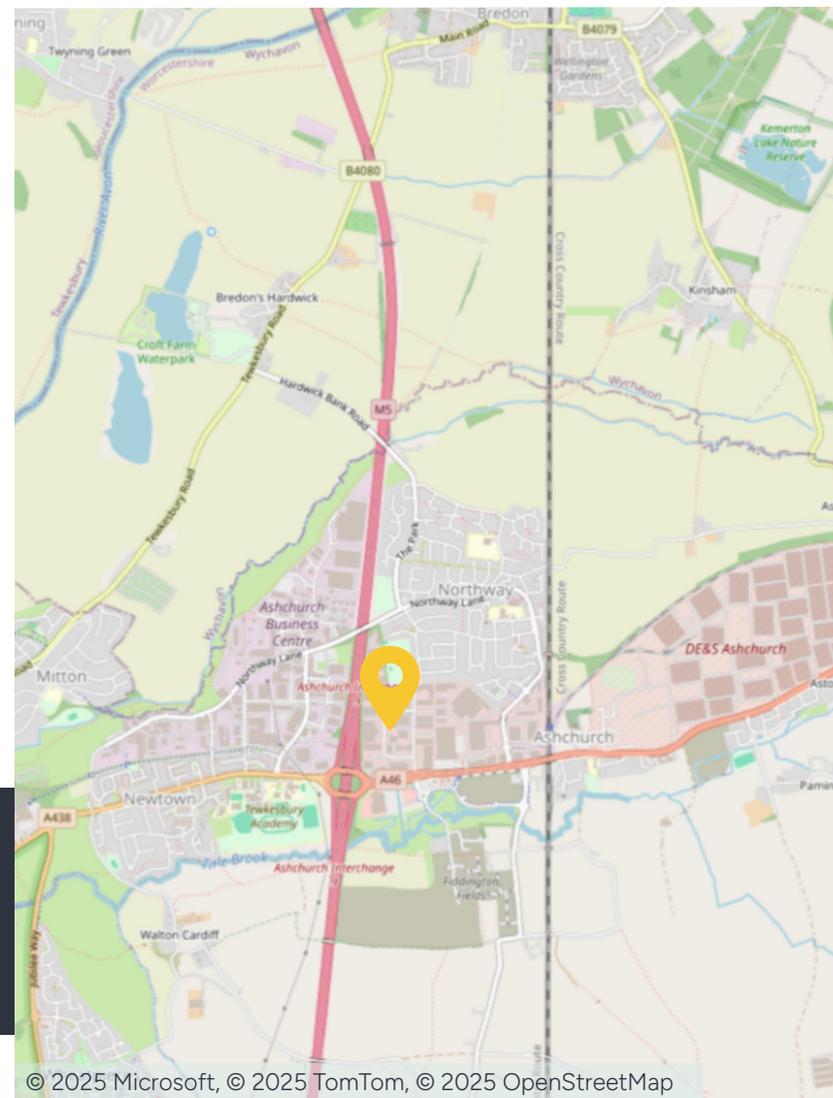
Cheltenham: 9.0 miles
Gloucester: 12.2 miles
Birmingham: 43.4 miles

Nearest station

Ashchurch: 0.7 miles

Nearest airport

Birmingham International: 45.4 miles



Further information

Guide Rent

On application.

Tenure

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

Business Rates

Rateable Value: £38,750

2025/2026 rates payable 49.9 p in the £.

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We understand that mains services are connected to the building including 3 phase electric, gas water and mains drainage.

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 EPC rating is C.

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.

Insurance

The landlord insures the property and recovers the cost from the tenant.

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

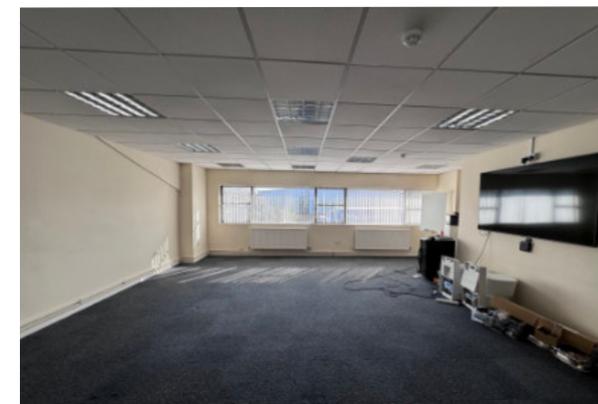
The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the Fisher German or our joint agents Russell Property Consultants Ltd.



Contact us



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Particulars dated July 2025. Photographs dated April 2025.



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