

Lambert
Smith
Hampton

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UNIT 10 SHANNON WAY

TEWKESBURY BUSINESS PARK, GLOUCESTERSHIRE, GL20 8ND

43,467 SQ FT DETACHED MODERN WAREHOUSE
FOR SALE / TO LET



PROPERTY DESCRIPTION

The property comprises a prominent detached unit of steel portal frame construction with blockwork elevations. Internally, the property benefits from two storey office accommodation, welfare facilities and undercroft storage areas.

The warehouse accommodation benefits from LED lighting, translucent roof panels, warm air blowers and 6 level access loading doors.

The office accommodation provides a mix of open-plan and cellular space with suspended ceilings, carpet tiling and comfort cooling.

Externally, parking is located to the eastern elevation and provides 18 marked car parking spaces. A secure yard is located to the western elevation with two access points off Beta Close and serves the level access loading doors.

SUMMARY:

- PROMINENT DETACHED WAREHOUSE
- SELF-CONTAINED YARD
- DEDICATED PARKING AREA
- 5.5M MINIMUM EAVES HEIGHT
- LED LIGHTING
- 6 LEVEL ACCESS LOADING DOORS
- TWO STOREY OFFICE ACCOMMODATION

LOCATION

Tewkesbury Business Park is strategically located immediately off Junction 9 of the M5 (0.5 miles), providing excellent access to the strategic road network. Tewkesbury is almost equidistant between Bristol to the south (47 miles) and Birmingham to the north (43 miles) with the major centres of Gloucester and Worcester nearby.

SITUATION

The property occupies a prominent position fronting Shannon Way. Local occupiers include Moog Aircraft Group, Bensons for Beds, WestRock, Trelleborg Sealing Solutions, DHL, Howdens and Screwfix.

SITE AREA

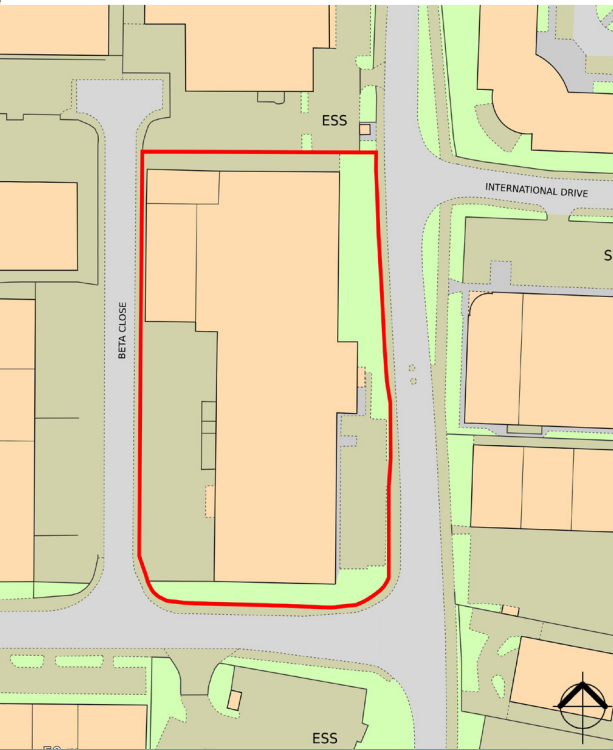
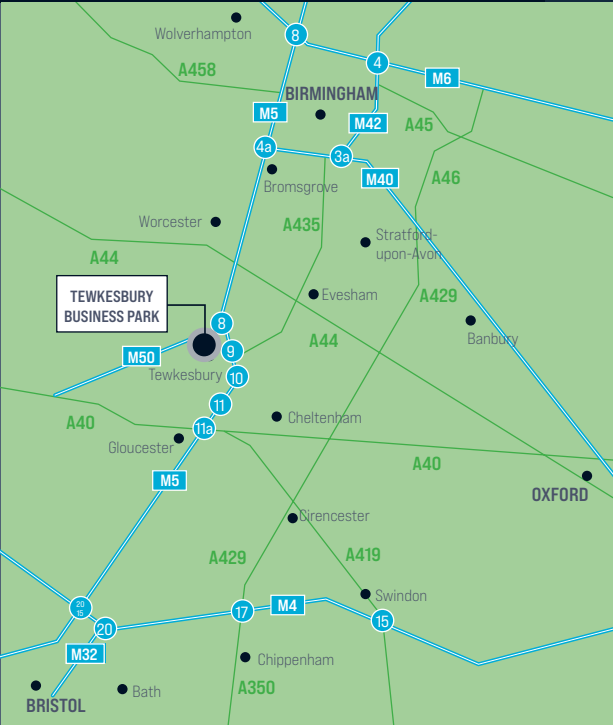
The site extends 1.85 acres (0.74 hectares).

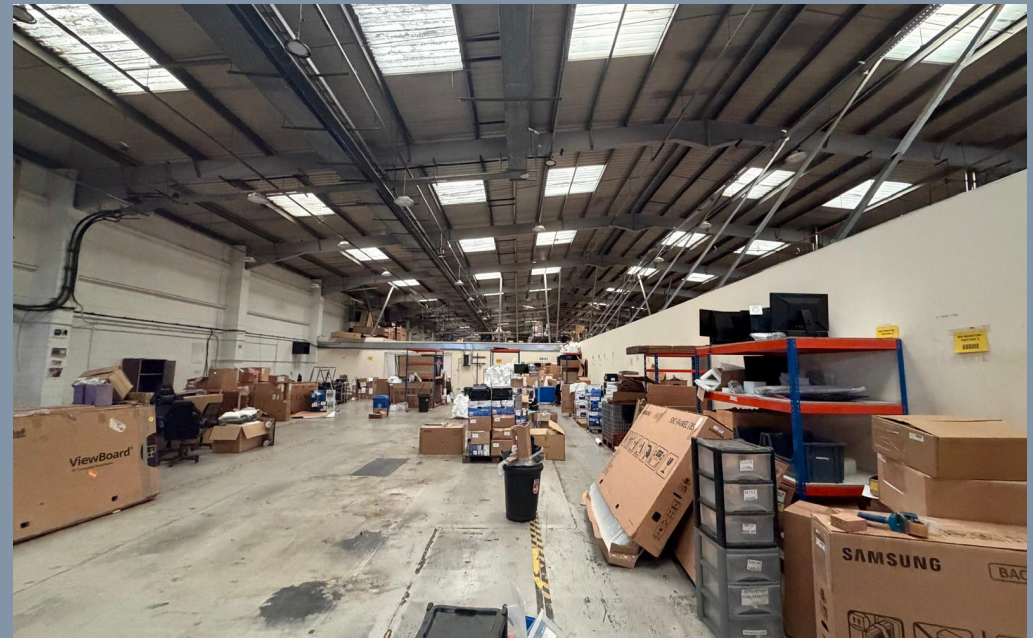
ACCOMMODATION

FLOOR	AREA (SQ M)	AREA (SQ FT)
Ground	3,450.4	37,140
First	587.8	6,327
Total	4,038.2	43,467

TENURE

The property is held freehold under title number GR119365.





VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

B (45)

BUSINESS RATES

We understand that the property has a rateable value of £292,500 as from 1 April 2026.

TERMS

We are instructed to seek unconditional offers for the freehold interest in the property. Alternatively, the unit is available on a new full repairing and insuring lease on terms to be agreed. Price/rent on application.



FURTHER INFORMATION:

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