

# Unit 34, Ashchurch Business Centre

Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Leasehold  
Industrial/Warehouse Unit

9,062 Sq Ft (842 Sq M)



**To Let**





## Amenities



24/7 Access



Loading Door



Parking

## Unit 34, Ashchurch Business Centre

9,062 Sq Ft (842 Sq M)

### Description

An end terrace industrial/warehouse unit of steel portal frame construction, with part brick/part profile clad elevations, beneath a double skin roof, incorporating translucent roof lights.

In addition, the property benefits from an open plan warehouse with concrete floor, integral office accommodation with WCs, one sectional overhead loading door, approximate eaves heights of 5.2m (17ft), and dedicated yard and parking areas.

The unit is to be refurbished.

## Location

Unit 34 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 34, Ashchurch Business Centre	9,062	842

### Locations

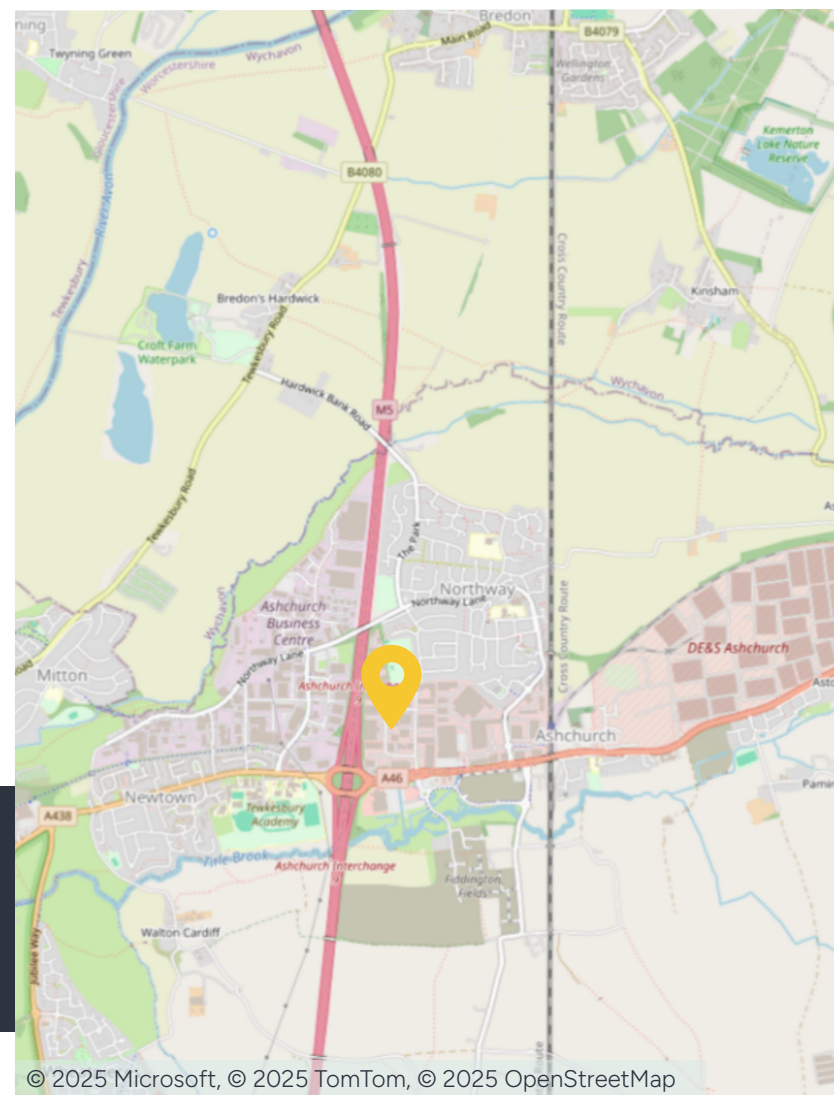
Cheltenham: 9.0 miles  
Gloucester: 12.2 miles  
Birmingham: 43.4 miles

### Nearest station

Ashchurch: 0.7 miles

### Nearest airport

Birmingham International: 45.4 miles



## Further information

### Guide Rent

On application.

### Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

### Business Rates

Rateable Value £62,500

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

### Services

We understand that mains services are available to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

### EPC

Energy Performance Rating to be confirmed

### Legal Costs

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

### Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

### Insurance

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

### References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3/6 month deposit.

### 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.

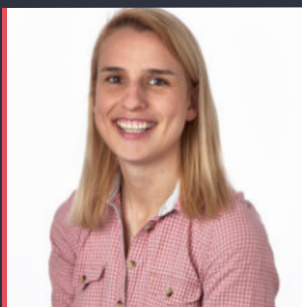
### VAT

VAT is chargeable in respect of this transaction.

### Viewings

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

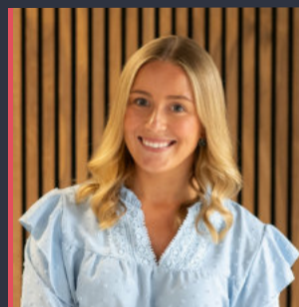
## Contact us



**Lauren Allcoat-Hatton**

01905 728 449

[lauren.allcoat-hatton@fishergerman.co.uk](mailto:lauren.allcoat-hatton@fishergerman.co.uk)



**Sophie Newton**

01905 728 444

[sophie.newton@fishergerman.co.uk](mailto:sophie.newton@fishergerman.co.uk)



Or our joint agents: Russell Property Consultants Ltd

**Josh Gunn**

07826 889 595

[josh@russellpc.co.uk](mailto:josh@russellpc.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2025. Photographs dated July 2025.



This brochure is fully recyclable