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# Unit 9, Ashchurch Industrial Estate

Alexandra Way, Ashchurch, Tewkesbury, GL20 8NB

Leasehold  
Warehouse/Industrial/Trade  
Counter Unit

8,600 Sq Ft (799 Sq M)



**To Let**



## Amenities



To Be  
Refurbished



Eaves Height  
5.90m-7.30m



Level Loading  
Door



Dedicated  
Parking



Railway  
Station



J9 M5

## Unit 9, Ashchurch Industrial Estate

8,600 Sq Ft (799 Sq M)

### Description

- Unit to be refurbished
- End of terrace warehouse/industrial/trade counter unit
- Warehouse incorporating integral ground floor lobby/office, WCs and first floor office
- 5.90m eaves height, rising to an apex of 7.30m
- 15% translucent roof panels
- Full height ground level loading door, measuring 4.96m high by 4.10m wide
- Dedicated parking and loading provision

## Location

- Located within a well established industrial estate.
- Excellent access to the A46 which connects directly to Junction 9 of the M5 Motorway and the Ashchurch Interchange, providing access to Tewkesbury town centre via the A438.
- Within walking distance of Ashchurch for Tewkesbury rail station, with direct trains between Bristol, Gloucester, Cheltenham, Worcester and Birmingham.
- Close to Cotswold Designer Outlet, nearby occupiers include Moog Controls, Lakes Showering Spaces, Bensons for Beds, XPO Logistics and Intamarque.

### Locations

Tewkesbury: 2.0 miles

Cheltenham: 9.6 miles

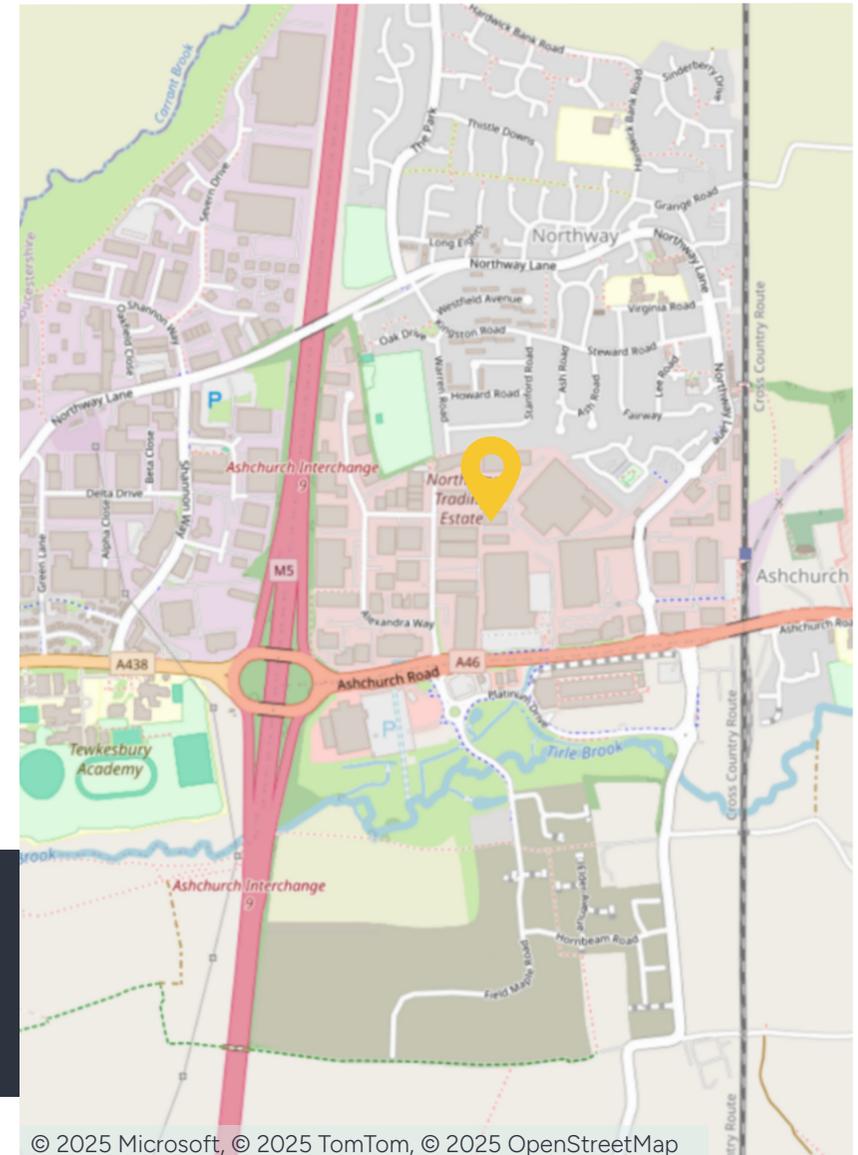
Worcester: 16.4 miles

### Nearest station

Ashchurch: 0.8 miles

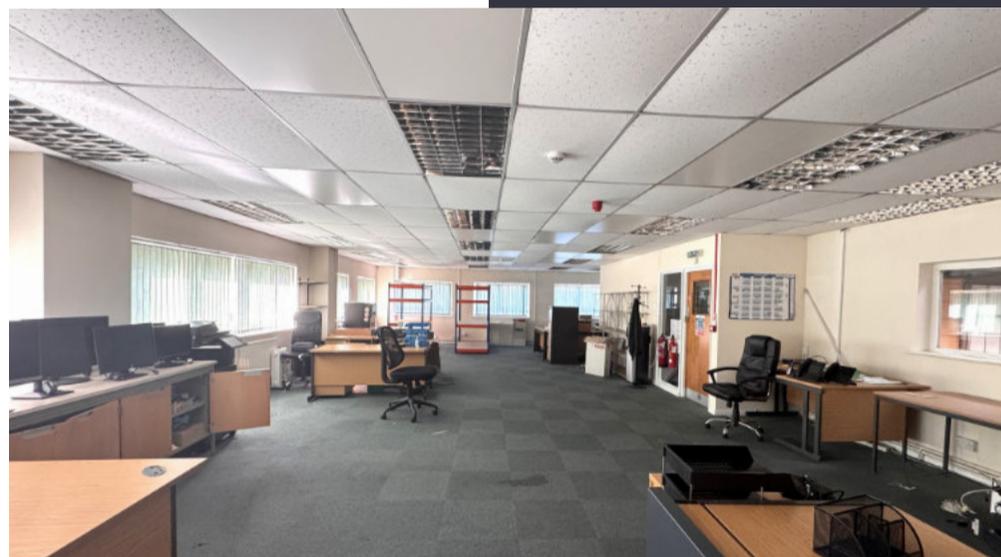
### Nearest airport

Birmingham International: 44.2 miles



## Accommodation

Description	Sq Ft	Sq M
Warehouse	6,529	606.6
Ground Floor Offices/Ancillary/Undercroft	1,231	114.4
First Floor Offices	840	78.0
<b>Total GIA</b>	<b>8,600</b>	<b>799.0</b>



## Further information

### Planning

The property was previously used for Class B2 General Industrial operations. We anticipate that the property would also be suited for Class E (g) (iii) Light Industrial or Class B8 Storage & Distribution uses, subject to any necessary planning consents.

Interested parties are advised to make their own enquiries with the local Planning Authority in respect of the current permitted use and their proposed use.

### Tenure

The units are available individually or combined, by way of a new full repairing and insuring lease for a term to be agreed, subject to status.

### Rent

On application.

### Business Rates

The property is listed on the Valuation List 2023 as Workshop and Premises, with a Rateable Value of £63,500.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

### Services

We understand that mains services are provided to the property and include water, drainage and three phase electricity.

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

### EPC

The property has been given an Energy Performance Certificate Rating of D 96. A full EPC is available upon request.

### Estate Service Charge

An estate service charge and building insurance is payable towards the management and maintenance of common parts.

### Legal Costs

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

### 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

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

By prior arrangement with the Fisher German or our joint agents CBRE.

## Contact us



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Or our joint agents: CBRE

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Particulars dated XXX. Photographs dated XXX.



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