

**fisher
german**

Units D3 & D4, Formal Industrial Park

Northway Lane, Ashchurch, Tewkesbury, GL20 8GY

Leasehold
Warehouse/Industrial/Trade
Counter Units

2,178-5,522 Sq Ft (202.3-513 Sq M)



To Let



Amenities



5.6m Clear
Internal Height



Translucent
Roof Panels



Level Loading
Doors



Dedicated
Parking



Railway
Station



M5 J9

Units D3 & D4, Formal Industrial Park

2,178-5,522 Sq Ft (202.3-513 Sq M)

Description

- Modern end and mid terrace warehouse/industrial/trade counter
- Available individually or combined
- Insulated steel profile roof covering incorporating 10% translucent roof panels
- Cavity wall construction with part brick and blockwork and part steel clad elevations
- First floor windows in-situ to improve natural light and enable first floor construction if required
- 5.6m clear internal height, 6.5m to the eaves, rising to 7.3m at the apex
- One ground level loading door per unit, each measuring 4m in width by 4.4m in height
- 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

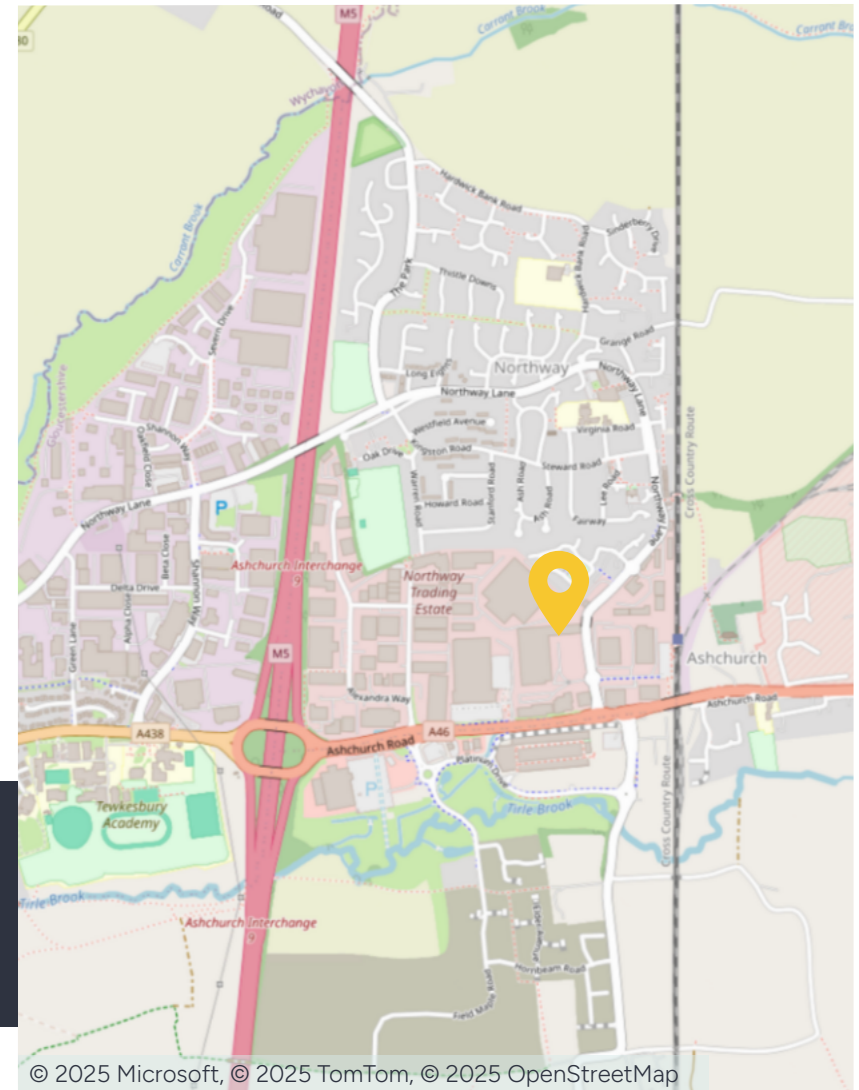
Worcester: 16.4 miles

Nearest station

Ashchurch: 0.8 miles

Nearest airport

Birmingham International: 44.2 miles



Accommodation

Description	Sq Ft	Sq M
Unit D3	2,178	202.3
Unit D4 - Warehouse	3,050	283.4
Unit D4 - Office & Ancillary	294	27.3
Unit D4 Total GIA	3,344	310.7
Units D3 & D4 Total GIA	5,522	513



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 Warehouse and Premises, with a combined Rateable Value of £45,000.

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 units have been given Energy Performance Certificate Ratings of Unit D3 C-58 and Unit D4 B-47. Full EPCs are 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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Particulars dated November 2025. Photographs dated November 2025.



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