



**UNIT 15 TEWKESBURY BUSINESS PARK, ALPHA CLOSE,
TEWKESBURY, GL20 8JF**

INDUSTRIAL / WAREHOUSE TO LET / FOR SALE
19,287 SQ FT (1,791.82 SQ M)



Summary

Detached 19,287 sq ft warehouse with secure yard, modern loading access, LED lighting and gas-fired heating.

Available Size	19,287 sq ft
Rent	Rent on application
Price	Price on application
Rates Payable	£70,080 per annum
Rateable Value	£146,000
EPC Rating	D

- Detached warehouse/industrial unit
- Clear internal eaves height of 7.5m
- LED lighting throughout
- Two electrically operated sectional loading doors
- Large self-contained concrete yard
- Secure perimeter with metal gates and palisade fencing

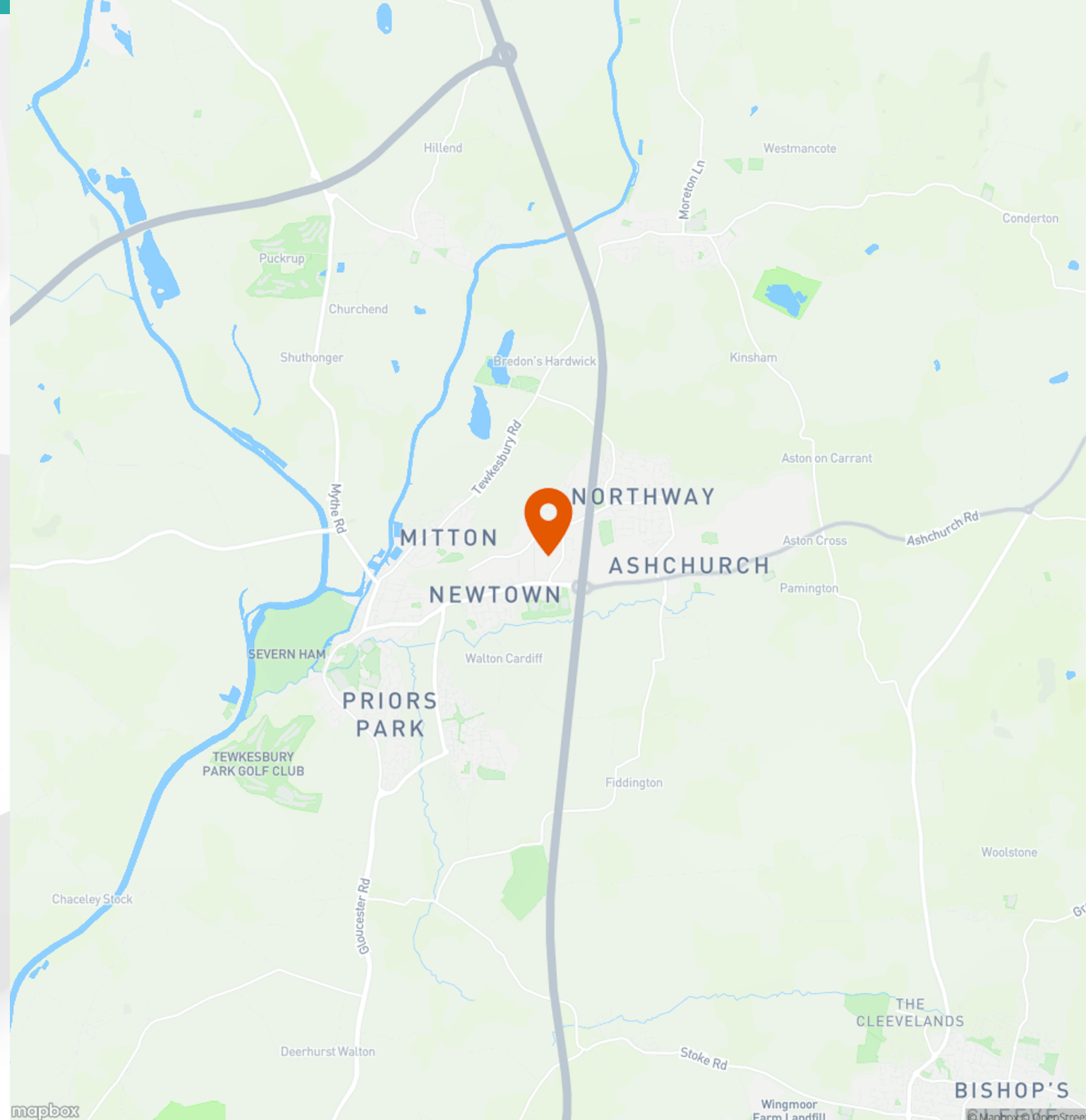


Location



**Unit 15 Tewkesbury Business Park Alpha Close,
Tewkesbury, GL20 8JF**

Tewkesbury Industrial Estate is a long-established and well-connected commercial location positioned just south of Tewkesbury town centre. The estate benefits from excellent access to Junction 9 of the M5, providing direct links to the Midlands, Bristol and the wider national motorway network. The A38 and A46 are also close by, ensuring strong regional connectivity. The surrounding area is home to a mix of national and local industrial, trade counter and logistics occupiers, making it a proven and popular business destination.





Further Details

Description

Unit 15 comprises a substantial detached warehouse/industrial building extending to 19,287 sq ft (GIA). The property is constructed around a steel portal frame with brick and profile-clad elevations beneath a metal-clad roof incorporating double-skin rooflights. The warehouse provides a generous clear internal eaves height of 7.5m and is fitted with LED lighting, gas-fired heating and three-phase power, making it suitable for a wide range of industrial, manufacturing and logistics operations.

The accommodation is entirely warehouse-based, supported by integral welfare facilities including a breakout area and WC provision. Two electrically operated sectional loading doors provide efficient access for loading and unloading activities.

Externally, the property benefits from a large, self-contained concrete yard enclosed by palisade fencing and secure metal gates, offering excellent circulation, parking and external storage capacity.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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





Enquiries & Viewings



Andrew Baillie

abaillie@vailwilliams.com

07502 233 770

0118 909 7400

