



6400

Severn Drive

Tewkesbury GL20 8SF

/// 267,489 SQ FT (24,850.4 SQ M) /// INDUSTRIAL /// MANUFACTURING /// FOR SALE /// FREEHOLD

267,489 SQ FT Industrial/ Manufacturing Building

Adjacent to J9 M5

The premises is situated in Tewkesbury, a town with strong manufacturing heritage located in Worcestershire.

Tewkesbury has a population of c.20,000, and benefits from strong connectivity with immediate access to the M5 and rail at Ashchurch Parkway. Significant occupiers in the town include Moog; G4S; Hydro Building Systems; MoD; and Bensons for Beds.

The site is located in the northern fringe of the town, immediately adjacent to the M5 motorway access from J9.

Immediate
access to J9 M5

Site area of 12.52
acres (5.07 ha)

Full 360 degree
vehicular access

Fully secure
fenced site



6400

M5 NORTH

Hydro Building Systems

Travelodge

Bensons for Beds

G4S

Screwfix

DHL

Moog

ASHCHURCH PARKWAY RAILWAY STATION

M5

Porsche

Premier Inn

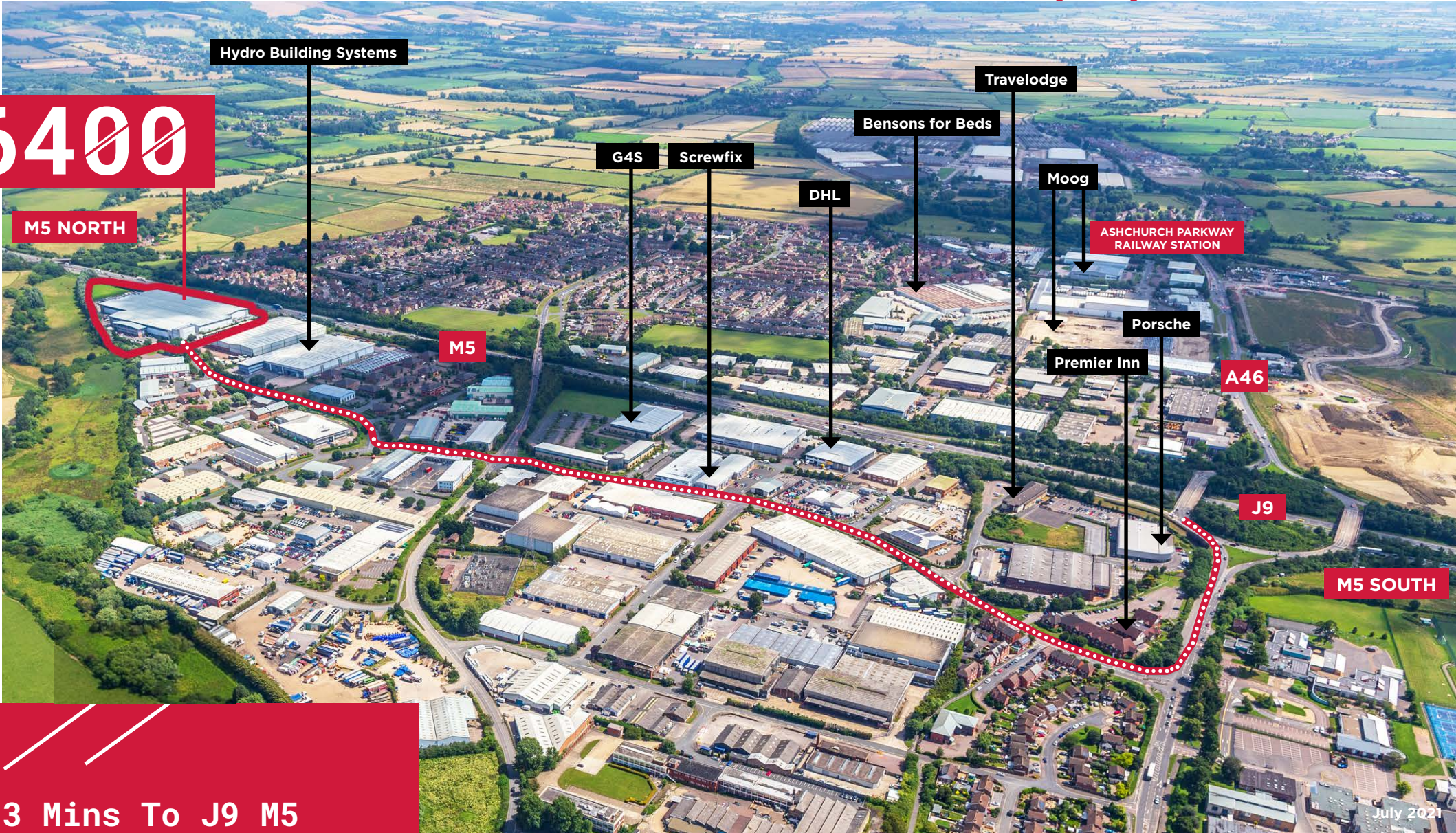
A46

J9

M5 SOUTH

3 Mins To J9 M5

July 2021



**267,489 SQ FT
(24,850.4 SQ M)
12.52 Acres
(5.07 Ha)**

**With a further c.1.22 acres
(0.5 ha) of additional
undeveloped yard**

**The building was purpose built for the
former occupier in 2004, and has been in
constant occupation since.**

**The site extends to 12.52 acres (5.07 ha)
and is held freehold. Access is via the
adopted Severn Drive to a gated access
point. The site is fully secure with fencing to
all boundaries.**

**The building is a single detached
manufacturing unit, with ancillary offices and
parking to the front elevation.**



**12.52 ACRES
(5.07 HA)**



**FULLY SECURE
SITE**



**12M
EAVES HEIGHT**



**360 DEGREE
VEHICULAR
ACCESS**



**100
CAR PARKING
SPACES**



**14
HGV TRAILER
SPACES**



**OFFICE
ACCOMMODATION
OVER 3 FLOORS**



**10 GROUND
LEVEL
LOADING DOORS**



**HEAT & POWER UNIT
CAPACITY TO
PROVIDE
UP TO 3.6MVA**

6400

Additional Detail

The building is arranged in two bays (warehouse & production). The building is roofed and clad in insulated plastic coated steel profile, with 10% sky lights.

The building has been constructed in 3 portal frames, with access to the warehouse and 6 ground level loading doors to the northern elevation. A further 2 ground level loading doors are situated on the eastern elevation.

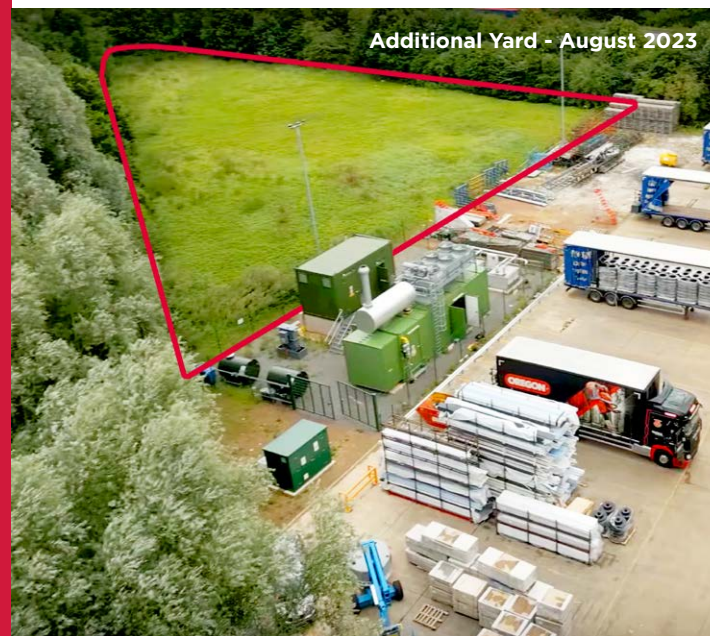
There is a further 2 ground level loading doors to the western and southern elevations.

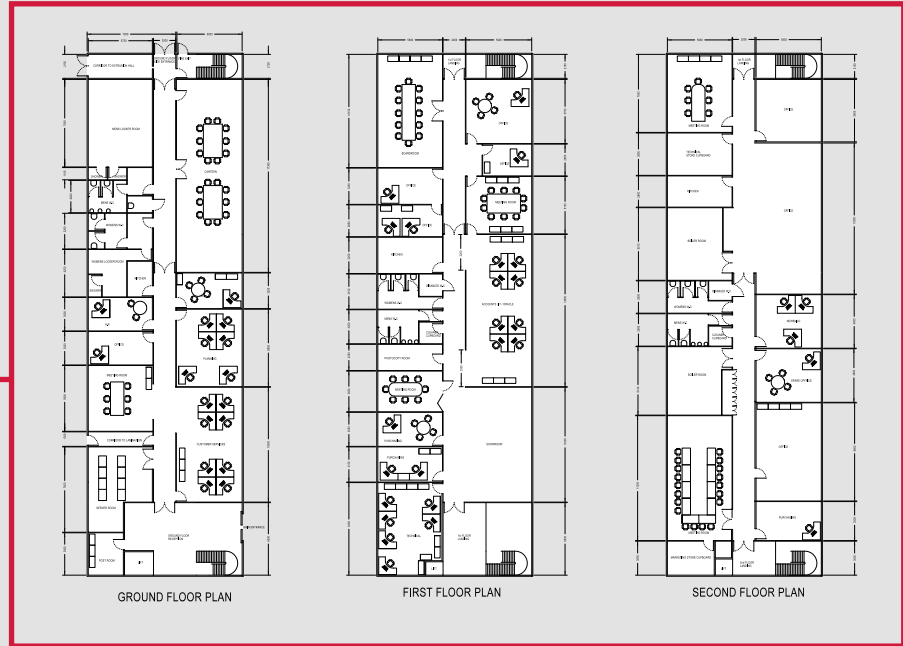
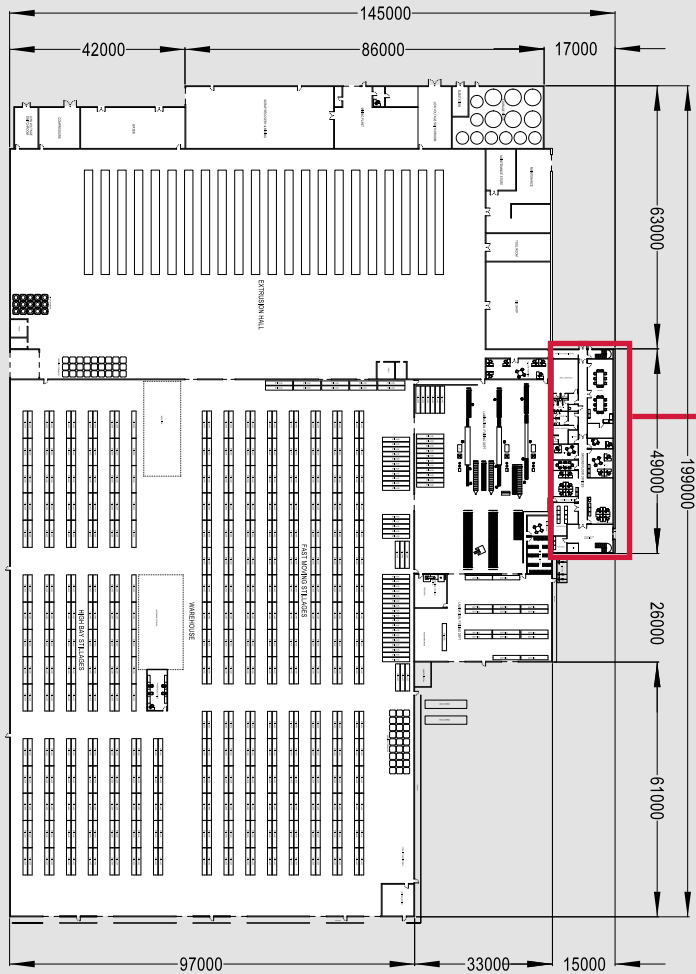
To the front elevation is the office accommodation. This is arranged over three floors and is accessed from the reception area, and the manufacturing areas. The ground floor is arranged as reception; showroom; canteen and amenity areas. The first and second floors are laid out as open plan offices, and a series of meeting rooms. Heating is via a wet system, and cooling via ceiling mounted air conditioning units.

The frame has been designed to support craneage with three cranes previously in position, to 2t swl. Cranes are available by separate negotiation.

To the north of the site is an undeveloped area of yard, which extends to c.1.22 acres (0.5 ha).

The site has the benefit of access to an on site GenSet/Combined Heat & Power unit. This unit is available by separate arrangement, but has previously provided up to 2Mva. It has capacity to provide up to 3.6Mva.





The accommodation is set out as follows (as measured on a GIA basis):

Area	SQ FT	SQ M
Production & Warehouse	247,047	22,951.4
Ground floor offices	6,106	567.2
First floor offices	7,095	659.1
Second Floor offices	7,241	672.7
Total	267,489	24,850.4

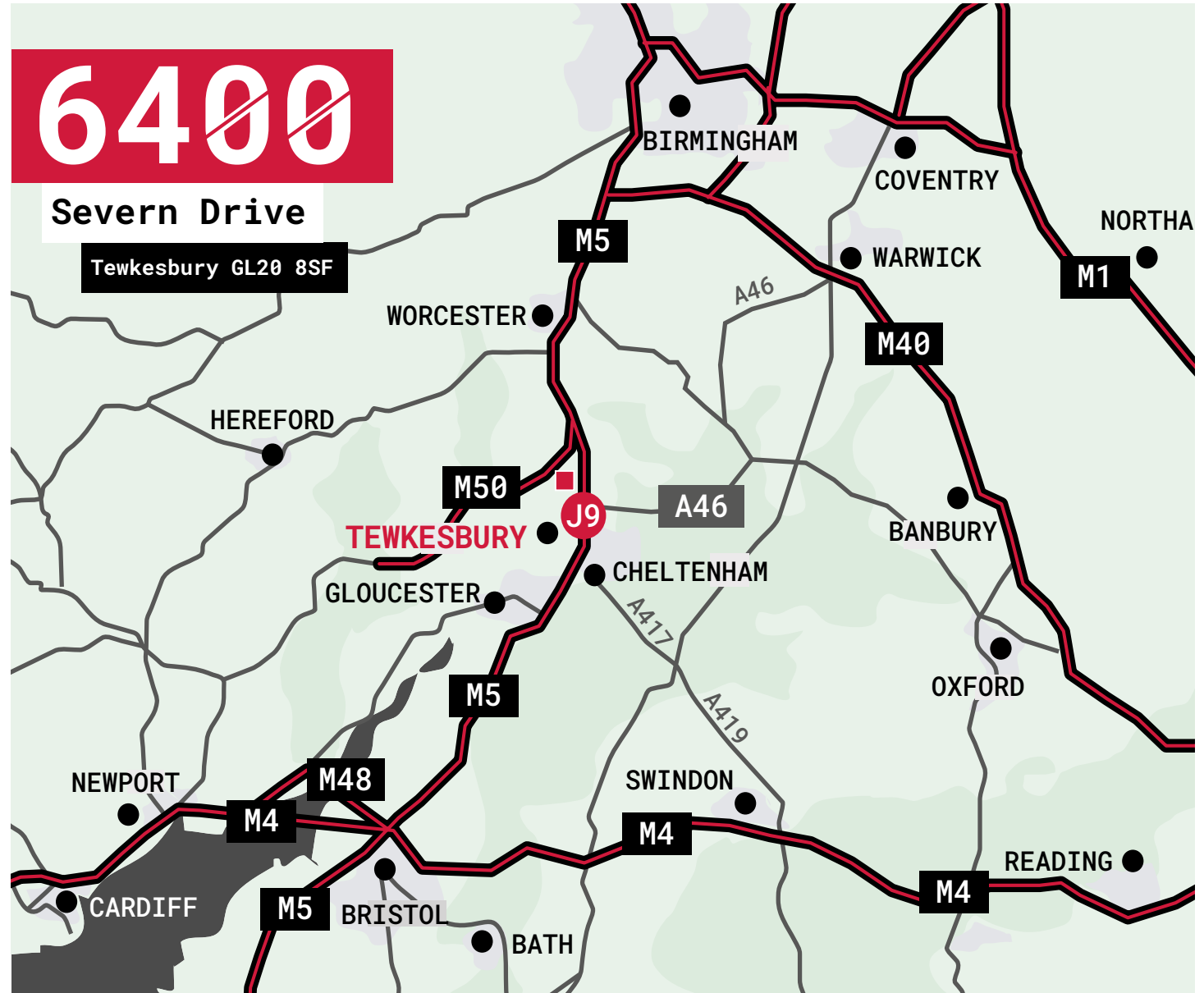
Two bay production warehouse with 3 storey offices

Adjacent To M5 J9

With easy access via M5 to the rest of the UK motorway network

DRIVE TIMES / DISTANCES

Junction 9 M5	3 mins	0.9 miles
Cheltenham	19 mins	9 miles
Gloucester	24 mins	13 miles
Swindon	1 hr	43 miles
Birmingham	1 hr	43 miles
Bristol	1 hr 2 mins	47 miles
London	2hr 40 mins	120 miles



PLANNING

The original construction was consented by way of applications 98/3401/O955/APP and 04/3401/00679/APP.

The consents permit "B1 B2 and B8 uses together with 3 storey ancillary offices.

EPC

The premises is listed as a D (90)

RATES

The units is listed as Factory & Premises with a Current rateable value of £1,170,000. Please contact the agents regarding rates payable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

DATA ROOM

A detailed Data Room is available. Please contact the Agents with your details for access.

PROPOSAL

The freehold interest in the premises is available by way of a sale. Please contact the agents for price details.

CONTACT

For further information, please contact the sole agents:

Russell Crofts

Russell.Crofts@knightfrank.com
T: 0117 917 4535
M: 07990 707 723

Ed Rohleder

Ed.Rohleder@knightfrank.com
T: 0117 917 4534
M: 07775 115 969



6400

Severn Drive

Tewkesbury GL20 8SF

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

📄 Designed and Produced by www.kubiakcreative.com 235702 11-23. Images August 2023. Aerial July 2021.