

Unit 11 Ashchurch Industrial Estate

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

5,415 sq ft (503.1 sq m)

Alexandra Way
Tewkesbury
Gloucestershire
GL20 8NB

- Mid terrace warehouse / industrial / trade counter unit.
- Warehouse incorporating integral ground floor lobby / office, WC's and first floor office.
- 5.20m eaves height, rising to an apex of 6.33m.
- Full height ground level loading door.
- Dedicated parking and loading provision.
- Excellent access to the A46 which provides direct access to Junction 9 of the M5 Motorway.



To Be Refurbished

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Unit 11, Ashchurch Industrial Estate

PROPERTY OVERVIEW

DESCRIPTION

- Unit to be refurbished.
- Mid terrace warehouse / industrial / trade counter unit.
- Warehouse incorporating integral ground floor lobby / office, WC's and first floor office.
- 5.20m eaves height, rising to an apex of 6.33m.
- Full height ground level loading door.
- Dedicated parking and loading provision.
- Fluorescent strip lighting.
- 15% translucent roof panels.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

UNIT 11	SQ M	SQ FT
Ground Floor Warehouse Offices & Ancillary	447.80	4,820
First Floor Offices	55.30	595
Total	503.10	5,415

SERVICES

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

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of D (77).

A full EPC is available upon request.

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FURTHER INFORMATION

PLANNING

The property was previously used for Class B2 General Industrial operations. We anticipate that the property would also be suitable 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.

RATEABLE VALUE

The property is listed on the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £39,250.

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.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to status.

RENT

Available upon application.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION GL20 8NB

SITUATION

- 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.
- Nearby occupiers include Moog Controls, Lakes Showering Spaces, Bensons for Beds, XPO Logistics and Intamarque.

TRAVEL DISTANCES

- Junction 9 of the M5 motorway – 0.7 miles (1.1 km)
- Tewkesbury Town Centre – 2.0 miles (3.2 km)
- Ashchurch for Tewkesbury Rail Station – 0.8 miles (1.3 km)
- Cheltenham – 9.6 miles (15.4 km)
- Gloucester – 13.2 miles (21.2 km)
- Worcester – 16.4 miles (26.4 km)

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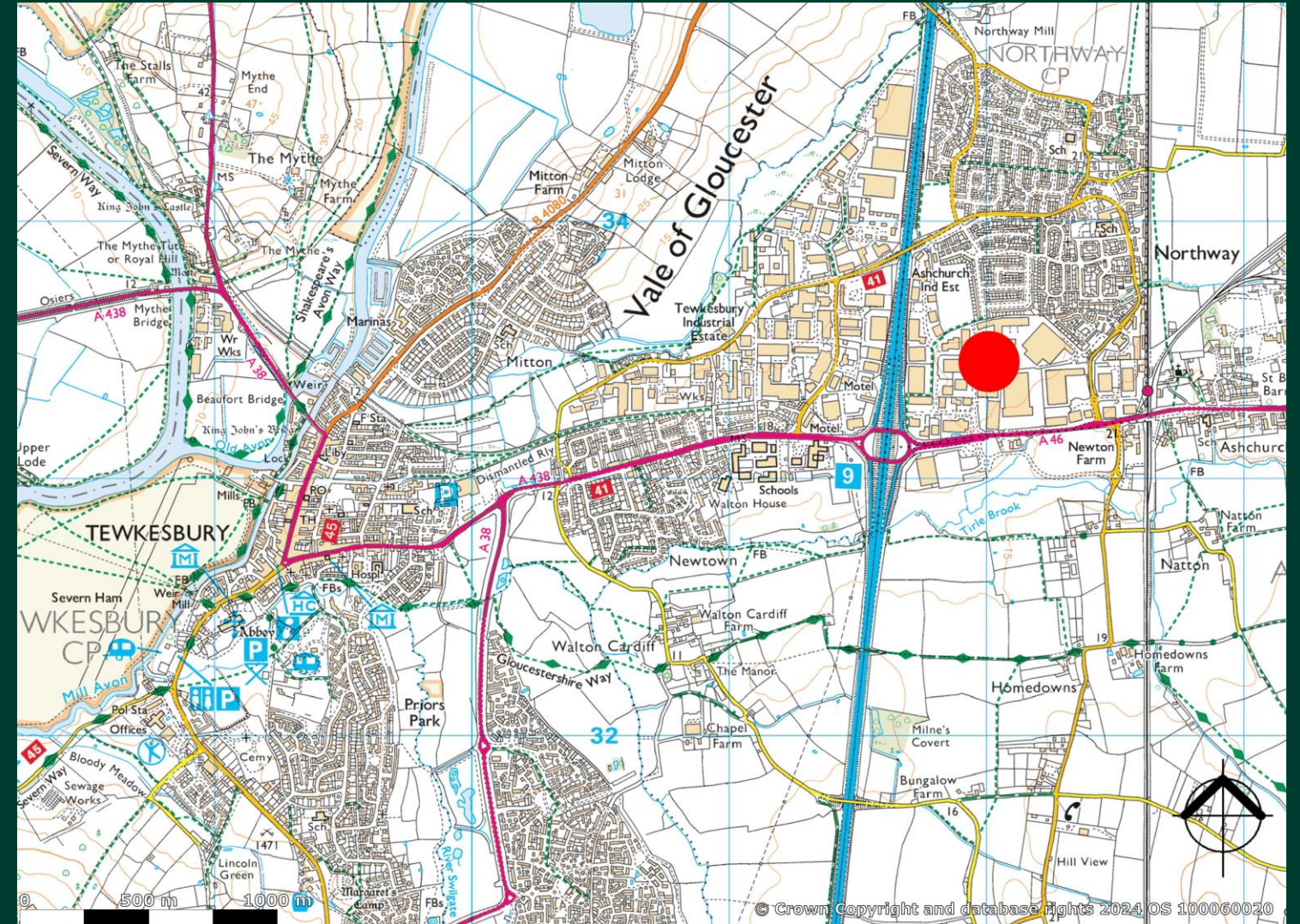
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