

TO LET

Industrial Unit

5,554 Sq Ft (515.94 Sq M)



Unit 31, Ashchurch Business Centre,
Alexandra Way, Tewkesbury, GL20 8NB



UNIT 31, ASHCURCH BUSINESS CENTRE

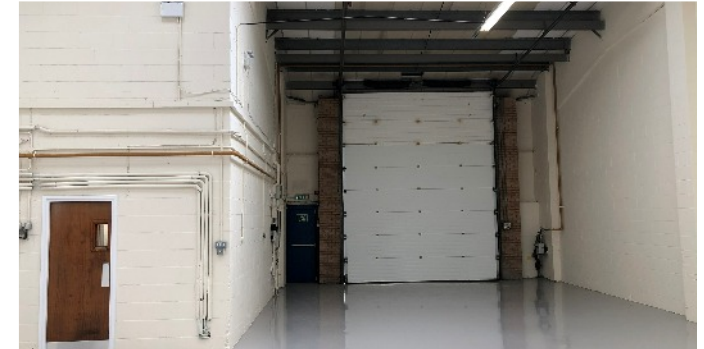


**Unit 31, Ashchurch Business Centre,
Tewkesbury, GL20 8NB**



Industrial unit close to Junction 9 of the M5.

- 5,554 sq ft (515.94 sq m)
- 5.3 m eaves
- Integral offices & WC facilities
- Recently refurbished
- Dedicated yard area
- Separate parking



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Warehouse unit

Location

Unit 31 is located on Alexandra Way, approximately 0.5 miles from Junction 9 of the M5 Motorway.

Alexandra Way forms the principle spine road for Ashchurch Business Centre, with traffic light control access on the A46 trunk road.

Tewkesbury town centre lies approximately 1.5 miles to the west. Gloucester and Cheltenham approximately 10 miles south. Worcester and Birmingham approximately 13 miles and 45 miles to the north respectively. Bristol is approximately 45 miles south.

Description

An industrial/warehouse unit of steel portal frame construction, with part brick/part profile clad elevations, beneath a double skin roof, incorporating translucent roof lights.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Warehouse, Office, Amenities	461.71	4,970
First	Office	54.23	584
Total GIA		515.94	5,554

Rent

On application.

Tenure

The property is available to let by way of new formal business lease for a term of years to be negotiated, subject to satisfactory references.

Business Rates

Rateable Value £28,000

Rates Payable £13,972

2021/2022 Rates Payable 49.9p in the £.

Services

We understand that mains services are available to the property, namely water, gas, 3 phase electricity and mains drainage.

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.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating C.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

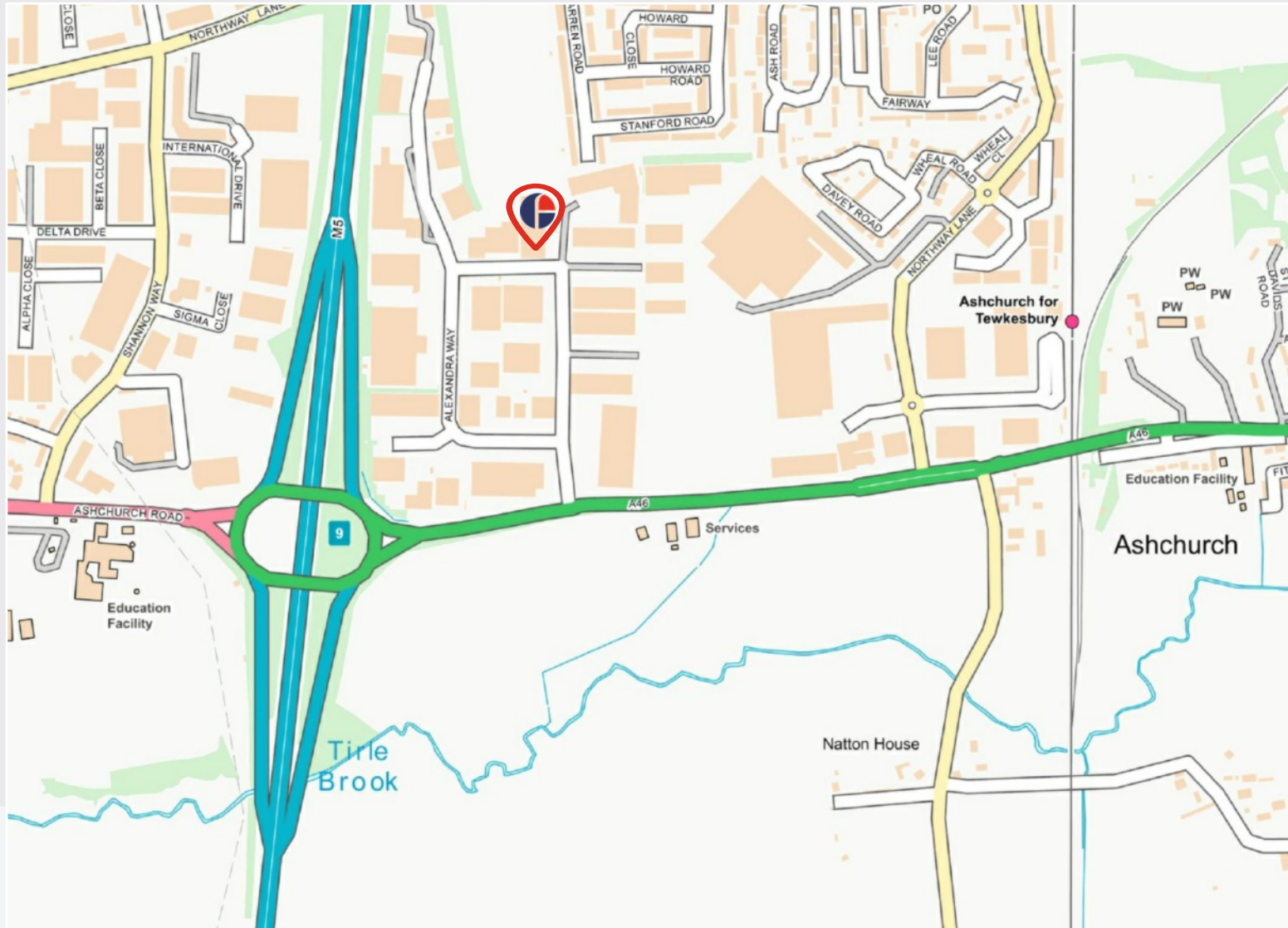
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



UNIT 31, ASHCHURCH BUSINESS CENTRE



Approximate Travel Distances



Locations

- Cheltenham 9 miles
- Gloucester 12.2 miles
- Birmingham 43.4 miles

Sat Nav Post Code

- GL20 8NB



Nearest station

- Ashchurch 0.7 miles



Nearest Airport

- Birmingham 48.4 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2021