



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT

Unit 200B Ashchurch Business Centre, Alexandra Way, Tewkesbury, GL20 8TD



3,184 sqft

(295.80 sqm) Approx. Gross Internal Area

EXCELLENT LOCATION WITHIN 1 MILE OF JUNCTION 9 OF THE M5 MOTORWAY

MODERN INDUSTRIAL BUILDING

NEW LEASE AVAILABLE





LOCATION

The property is superbly located within Ashchurch Business Centre accessed from Alexandra Way off the A46 trunk road and within one mile of Junction 9 of the M5 motorway. Ashchurch Business Centre provides an attractive business environment including high quality buildings and mature landscaping. Road communications are excellent with Tewkesbury town centre approximately 2 miles west, Gloucester and Cheltenham approximately 10 miles south and Worcester approximately 20 miles north.

DESCRIPTION

The property comprises a semi-detached steel portal frame warehouse with clad elevations and roof. The open plan warehouse benefits from concrete floor, sectional overhead loading door of approx. 4m(w) x 4.47(h), 3 phase power. The clear height is approximately 6.17m, and the max working height is approximately 6.9m. There is a WC on the ground floor. An extensive open plan mezzanine floor is included. Parking is available immediately outside the unit.

The property has recently been refurbished. Car parking is available to the front and side of the unit.

ACCOMMODATION

	SQM	SQFT
Ground Floor Warehouse	201.41	2,168
Mezzanine Floor	94.38	1,016
Total	295.80	3,184

AVAILABILITY

The subject property is available on a new full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£32,770 per annum, exclusive

EPC:

EPC Rating C (68)





BUSINESS RATES

Rateable Value (2026) £26,500

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by way of the sole joint letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
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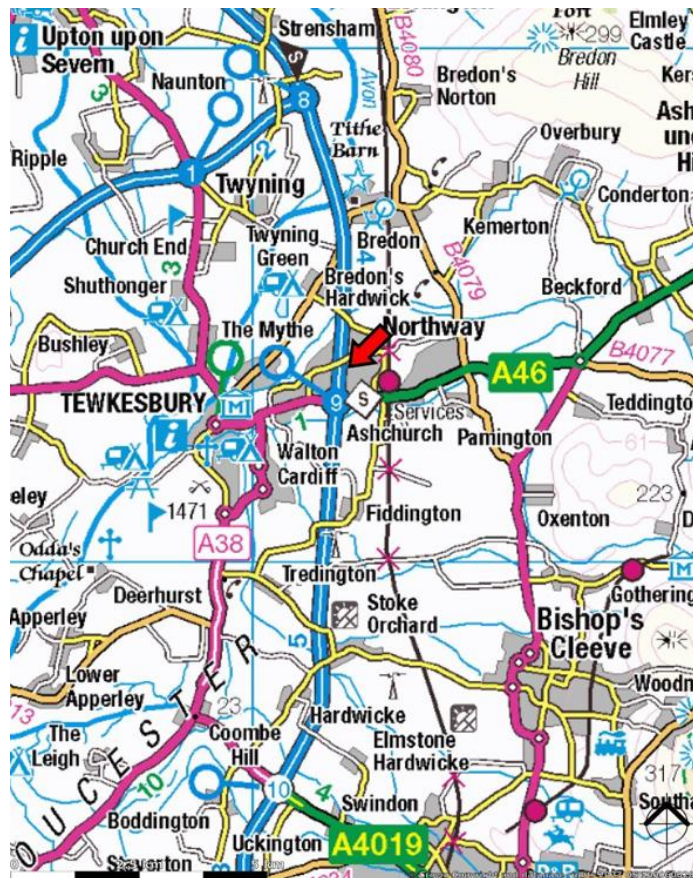
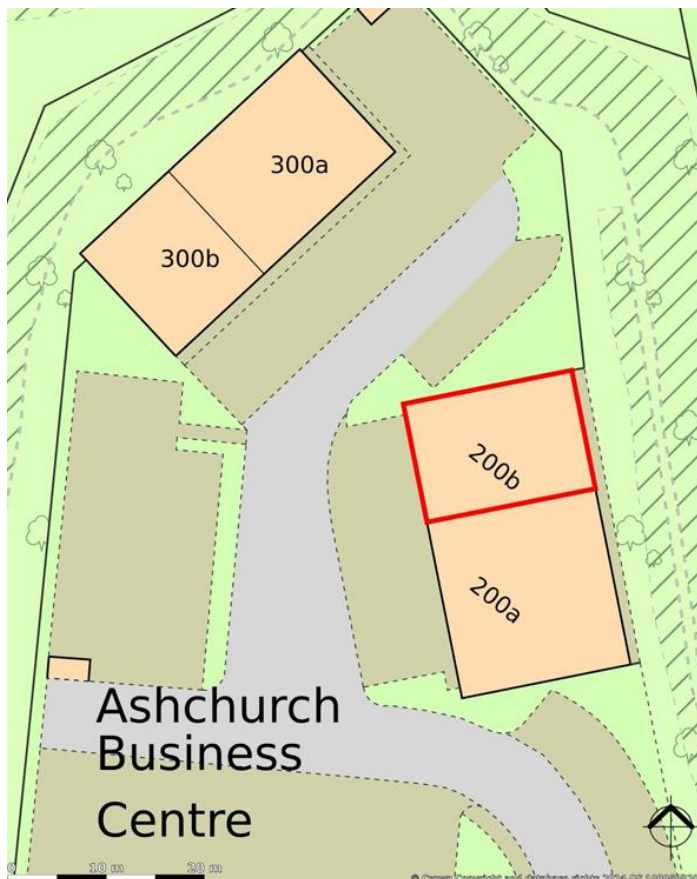
OR ALDER KING

Date: April 2026

SUBJECT TO CONTRACT







Unit 4 The Triangle Wildwood Drive Worcester WR5 2QX

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Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.