



FORMAL **UNITS D3 & D4**
INDUSTRIAL PARK
ASHCHURCH, TEWKESBURY GL20 8GY

Modern Warehouse/
Industrial/Trade Counter Units

To Let

2,178 - 5,522 sq ft
(202.3 - 513 sq m)



Just off
Junction 9 M5



Dedicated parking
and loading provision



6.5m eaves
height



Excellent local
amenities

LOCATION

Formal Industrial Park is a well-established industrial, warehouse and trade counter estate comprising a range of units with direct access to the A46 and Junction 9 of the M5 motorway.

The estate is within walking distance of Ashchurch for Tewksbury rail station with services to Bristol, Gloucester, Cheltenham, Worcester and Birmingham.

The area has recently seen a number of road improvements and the development of Cotswolds Designer Outlet which includes fashion, lifestyle and homeware brands as well as food and drink outlets.

ACCOMMODATION

	Sq ft	Sq m
D3 Warehouse	2,178	202.3
Total D3 (Gross Internal Area)	2,178	202.3
D4 Warehouse	3,050	283.4
D4 Offices & Ancillary	294	27.3
Total D4 (Gross Internal Area)	3,344	310.7
Total D3 & D4 (G.I.A)	5,522	513

Can be taken as a whole or as individual units.

TERMS

The units are available to let on new full repairing and insuring leases for a term to be agreed.

RENT

Upon application

BUSINESS RATES

Rateable Value (2026): £33,750



SAT NAV: GL20 8GY

 [seats.should.computers](https://www.seats.should.computers)

ANTI-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.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

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

SPECIFICATION

Units D3 and D4 are modern end and mid terrace warehouse/industrial/trade counter units benefitting from the following specification.



Steel portal frame construction



1x ground level loading door per unit 4.4m (h) x 4m (w)



Pitched clad roof with roof lights



Designated parking and loading provision



6.5m eaves height (7.3m apex)



**EPC ratings:
Unit D3: C Unit D4: B**



VIEWINGS

For further information or to arrange a viewing please contact:



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