



TO LET

END OF TERRACE

WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT

Unit 9, Ashchurch Industrial Estate, Alexandra Way,
Ashchurch, Tewkesbury, GL20 8NB



8,600 sqft

(799 sqm) Approx. Gross Internal Area

JUST OFF JUNCTION 9 OF THE M5 MOTORWAY

5.9M EAVES HEIGHT

FULL HEIGHT GROUND LEVEL LOADING DOOR

DEDICATED PARKING AND LOADING PROVISION

EXCELLENT LOCAL AMENITIES





LOCATION

Located within a well-established industrial estate.

Excellent access to the A46, connecting directly to Junction 9 of the M5 and the Ashchurch Interchange, providing access to Tewkesbury town centre via the A438.

Within walking distance of Ashchurch for Tewkesbury rail station, with direct trains between Bristol, Gloucester, Cheltenham, Worcester and Birmingham.

Close to Cotswold Designer Outlet, nearby occupiers include Moog Controls, Lakes Showering Spaces, Bensons for Beds, XPO Logistics and Intamarque.

DESCRIPTION

- Unit to be refurbished
- End of terrace warehouse/industrial/trade counter unit
- Warehouse incorporating integral ground floor lobby/office, WCs and first floor office
- 5.9m eaves height, rising to an apex of 7.30m
- 15% translucent roof panels
- Full height ground level loading door, measuring 4.96m high by 4.10m wide
- Dedicated parking and loading provision

ACCOMMODATION

	SQM	SQFT
Warehouse	606.6	6,529
Ground Floor Offices Ancillary/ Undercroft	114.4	1,231
First Floor Offices	78	840
TOTAL GIA	799	8,600

AVAILABILITY & RENTAL

The units are available individually or combined, by way of a new full repairing and insuring lease for a term to be agreed.

Quoting Rent: £82,000 per annum, exclusive



Unit 4 The Triangle Wildwood Drive Worcester WR5 2QX

T 01905 22666
E info@harrislamb.com

www.harrislamb.com

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.



EPC:

EPC Rating D

BUSINESS RATES

Rateable Value (2026) £70,500

SERVICES

Mains water, drainage and three-phase electricity understood to be available. Services not tested; occupiers must satisfy themselves.

VAT

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

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.

LEGAL COSTS

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

VIEWING

Strictly by way of the joint letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
Email: lauren.allcoat-hatton@harrislamb.com
Mob: 07586 632 441

OR CBRE

Philip Cranstone
07717 587 726
philip.cranstone@cbre.com

And

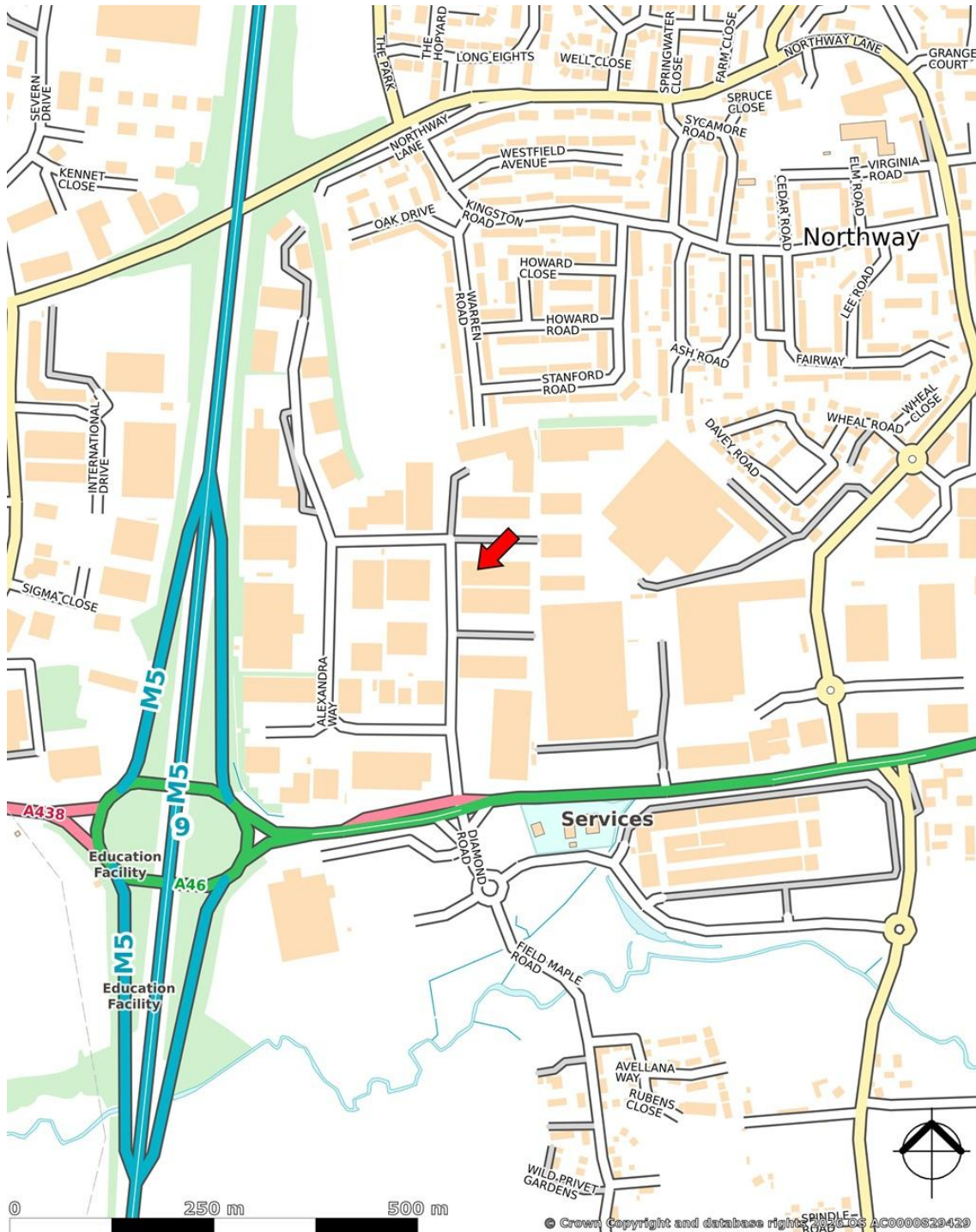
Alex Quicke
07867 193 908
alex.quicke@cbre.com

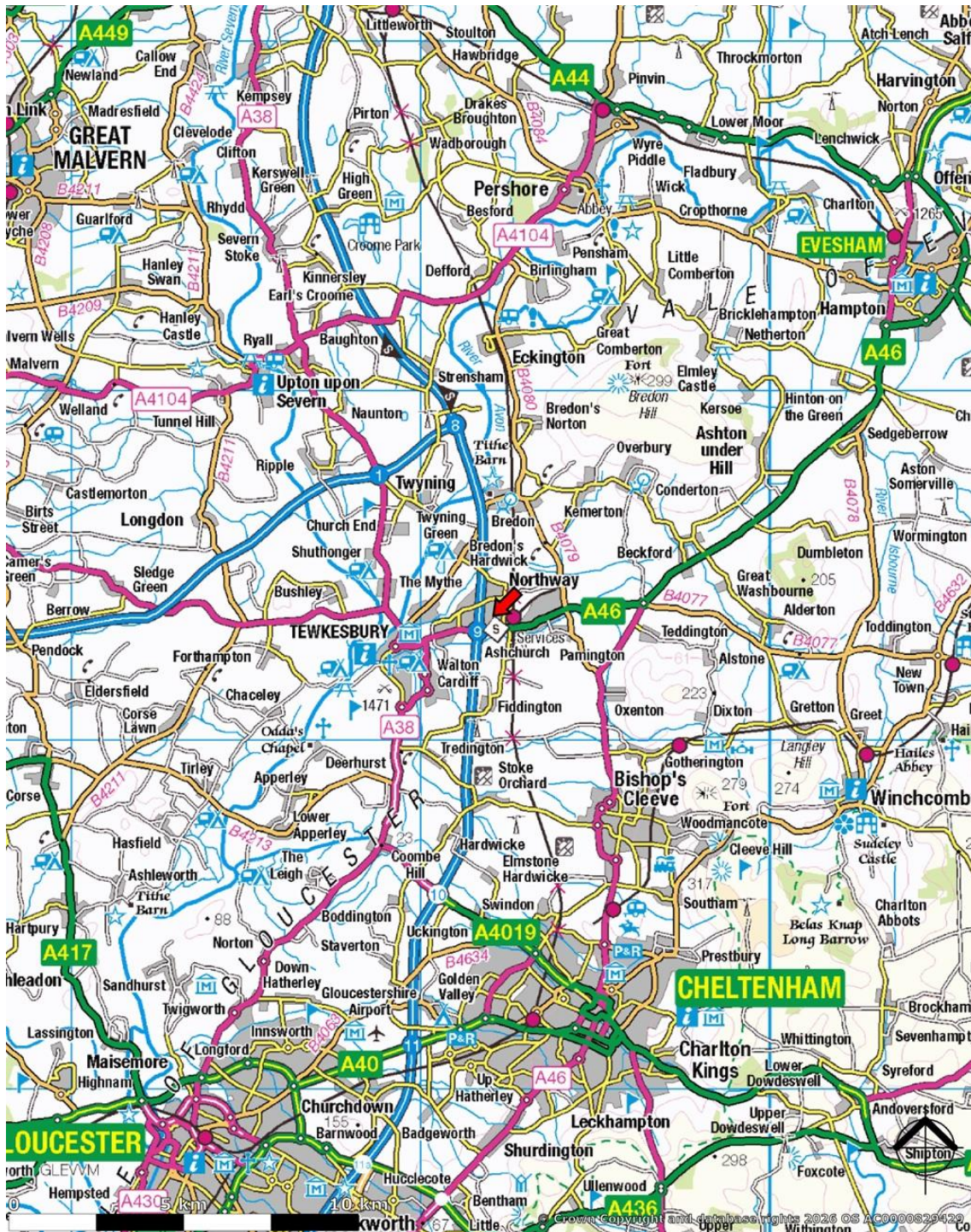
Date: May 2026

SUBJECT TO CONTRACT









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