

alder king

PROPERTY CONSULTANTS

TO LET INDUSTRIAL WAREHOUSE UNIT

**Unit 33
Ashchurch Business Centre
Tewkesbury
GL20 8NB**

**Industrial Warehouse Unit
Approximately 10,559 ft² (980.96 m²)**

- Available Immediately on a New Lease
- Established Business Location
- Warehousing and Offices
- Rear Yard and Loading



Location

The premises is located within the popular Ashchurch Business Centre which is conveniently located just off Junction 9 of the M5 Motorway, providing excellent connections to the midlands and south-west.

Cheltenham is approximately 10 miles south, Gloucester 12 miles south, Worcester 16.5 miles north, and Tewkesbury town centre is located approximately 2 miles to the west.

**M5
Motorway**



**Junction 9
(0.5 miles west)**

**Tewkesbury
Town
Centre**

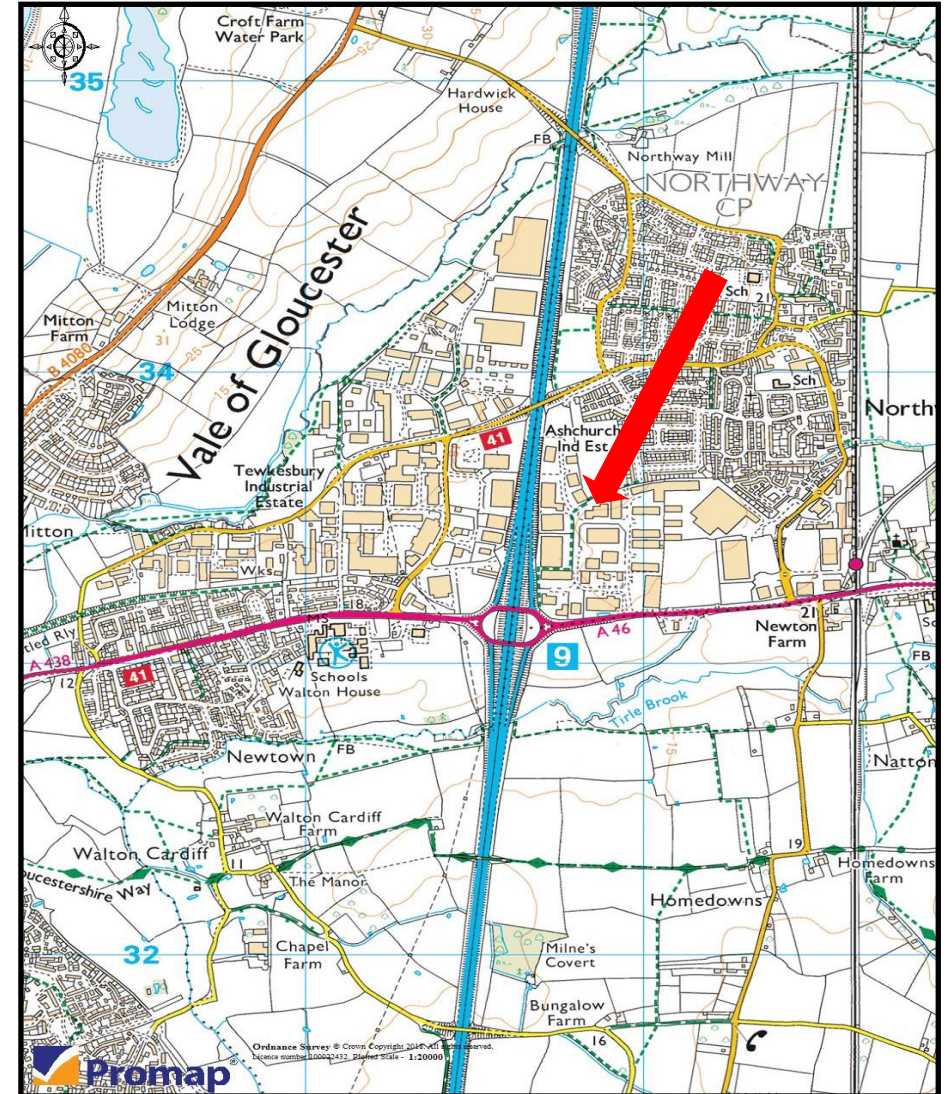


2 miles north

Cheltenham



10 miles south



Accommodation

Description

Unit 33 is a mid-terraced industrial warehouse and is of steel frame construction with brick, block and profiled plastic coated clad elevations under a double skinned roof incorporating translucent panels.

The unit comprises warehousing and office accommodation, including WC's and a kitchenette.

The construction provides for internal eaves height of approximately 4.8 metres.

Access is provided to the front via a personnel door, and access for loading is provided to the rear via 2 sectional overhead loading doors.

There is enclosed car parking to the front of the unit for up to 8 vehicles, and a large concrete yard to the rear accessed from a shared service road.

Lease

The unit is available on a new full repairing and insuring lease to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

Rent

£8.85 per square foot per annum exclusive.

Service Charges

A service charge is levied by the landlord to cover the cost of maintaining the common areas of the estate. Further details available on request.

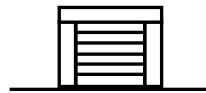
Accommodation (approximate gross internal area)

Area	Sq ft	Sq m
Warehouse	8,345	775.27
Ground Floor Office	1,095	101.72
First Floor Office	1,119	103.95
Total	10,559	980.96

Industrial Warehouse Unit



Sectional Overhead Loading Doors



Car parking



WC facilities





Business Rates | EPC | Terms | Services

Business Rates

The Valuation Office Agency website shows as a rateable value of £70,500. Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Services

We are advised that all main services are connected to the premises, and 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.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: GN/N73725

Date: April 2024

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.