



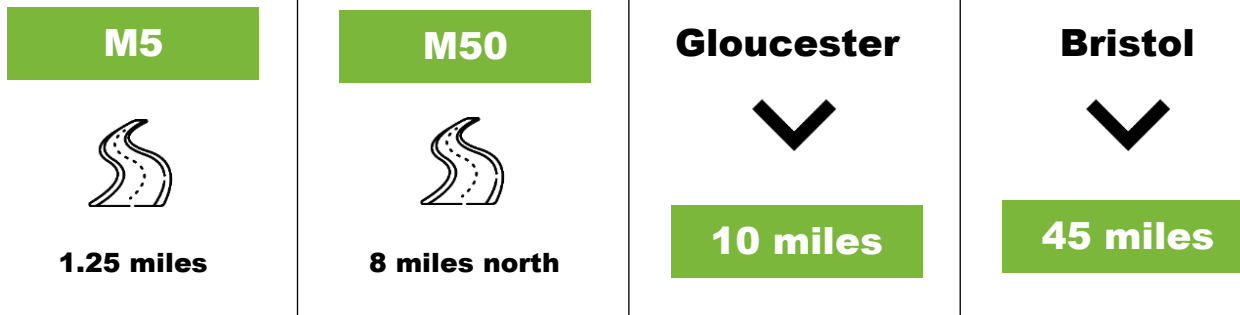
- Purpose-built High Quality Industrial / Warehouse Units Totalling 24,760 sq ft
- Easy Access from the M5 Motorway
- Flexible Terms

# Location

Formal Industrial Estate is located on Northway Lane in Ashchurch, Tewkesbury.

Junction 9 of the M5 motorway is approximately 1.25 miles away, offering excellent links south to Gloucester and Cheltenham (10 miles) and Bristol (45 miles), and north to Worcester (20 miles) and Birmingham (40 miles).

The M50 motorway leading to South Wales is 8 miles north.



# Accommodation

## Description

Units A1 & A2 comprise modern industrial/warehouse buildings built to a high specification on an established, landscaped industrial/warehouse estate. Construction is steel portal frame with profiled plastic coated steel elevations under composite panel roofs incorporating translucent light panels. The eaves height is approximately 6.9 m.

Generous yard and car parking areas are located to the front of the property.

## 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.



**Eaves height  
6.9m**

**On-site  
parking**



**Kitchenette**



**WC facilities**



# Rates | EPC | Terms

## Business Rates

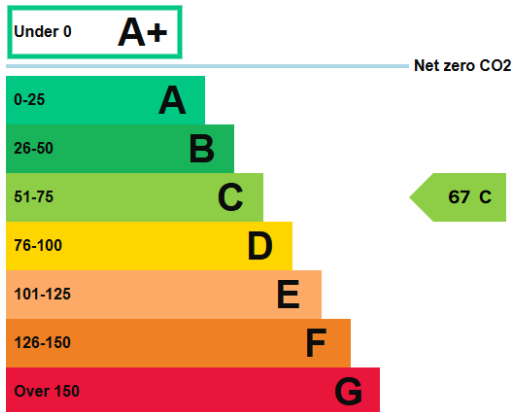
The Valuation Office Agency website states that from April 2026 the properties have a combined rateable value of £124,000.

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](http://www.voa.gov.uk).

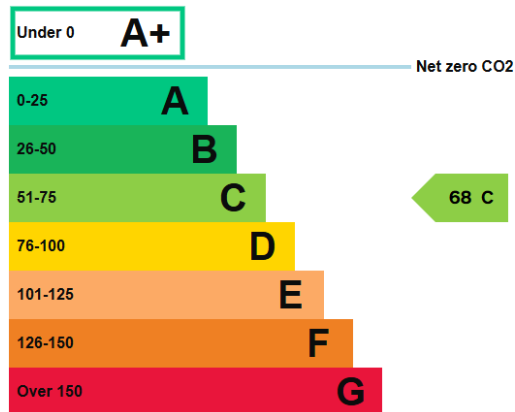
## Energy Performance Certificate

The EPC Rating is C67 for Unit A1 and C68 for Unit A2.

### UNIT A1



### UNIT A2



## Terms

The units are available leasehold. Full details on application.

## Legal Costs

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

## Code for Leasing

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

## 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 may 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 AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA  
[www.alderking.com](http://www.alderking.com)



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**AK Ref:** AJGR/N102167

**Date:** January 2026

**Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

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### 2. Misrepresentation Act 1967

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### 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.