

TO LET - WAREHOUSE UNIT

Unit 15

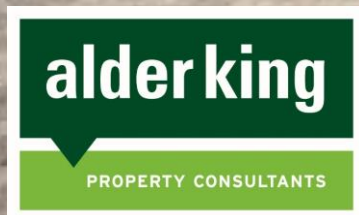
Ashchurch Business Centre

Tewkesbury GL20 8NB

Industrial Warehouse Unit

Approximately 4,957 ft² (462.20 m²)

- Refurbished Accommodation
- Established Business Location
- Available on a New Lease
- Available Immediately



Location

The premises are 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. Tewkesbury town centre is located approximately 2 miles to the west.

**M5
Motorway**



**Junction 9
(0.5 miles west)**

**Tewkesbury
Town
Centre**

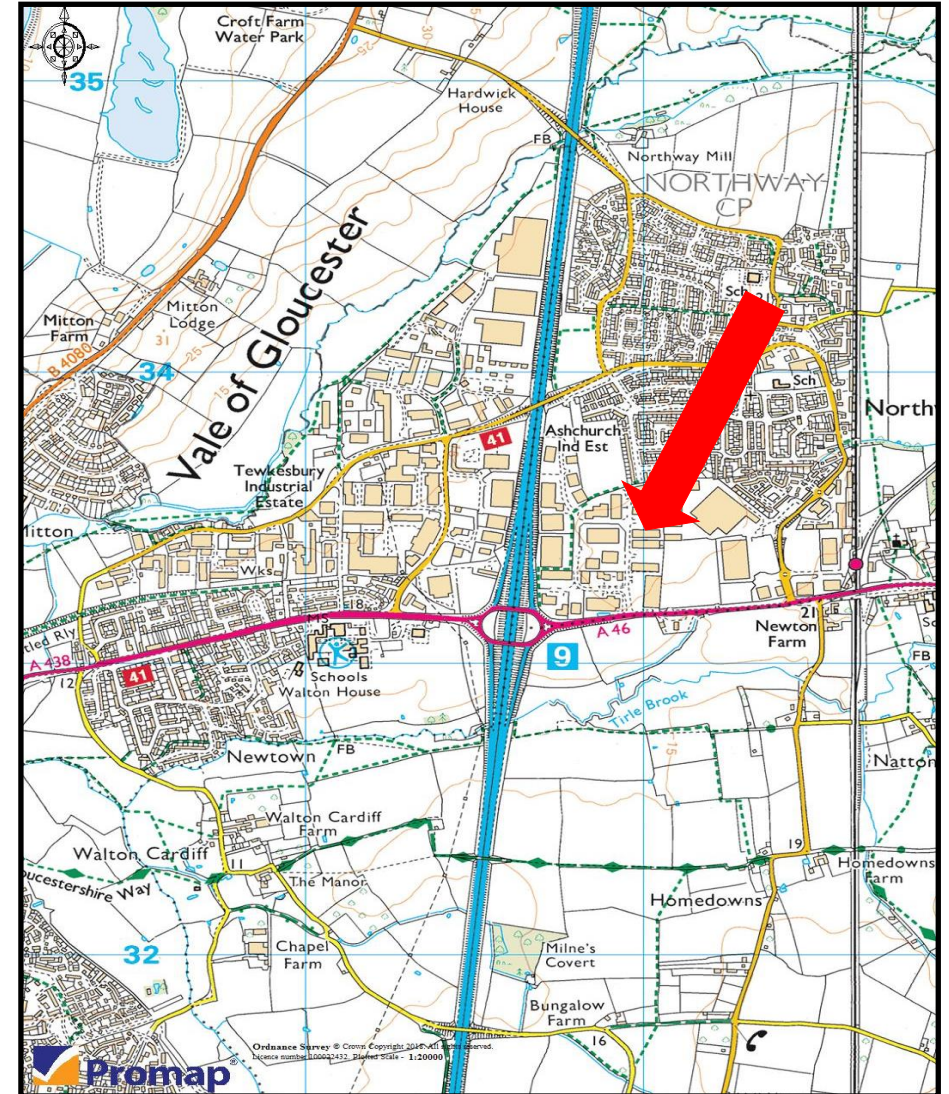


2 miles north

Cheltenham



10 miles south



Accommodation

Description

A refurbished mid-terraced industrial warehouse building of steel portal frame construction with brick and profiled clad elevations beneath a double skinned roof incorporating translucent light panels.

The unit is configured to provide warehousing and office space and ground floor, and offices on the first floor.

There are ground and first floor offices, male and female WCs, and kitchenette.

Access is by way of a sectional overhead loading door. Loading and car parking are located to the front elevation.

Externally to the front, there is a loading apron leading up to the loading door and an area of car parking.

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

£8.75 per square foot per annum, exclusive of VAT.

Area	Sq ft	Sq m
Industrial/Warehouse Area	3,640	338.16
Ground Floor Office & Amenities	667.5	62.01
First Floor Offices	667.5	62.01
Total	4,975	462.20

Industrial & Logistics



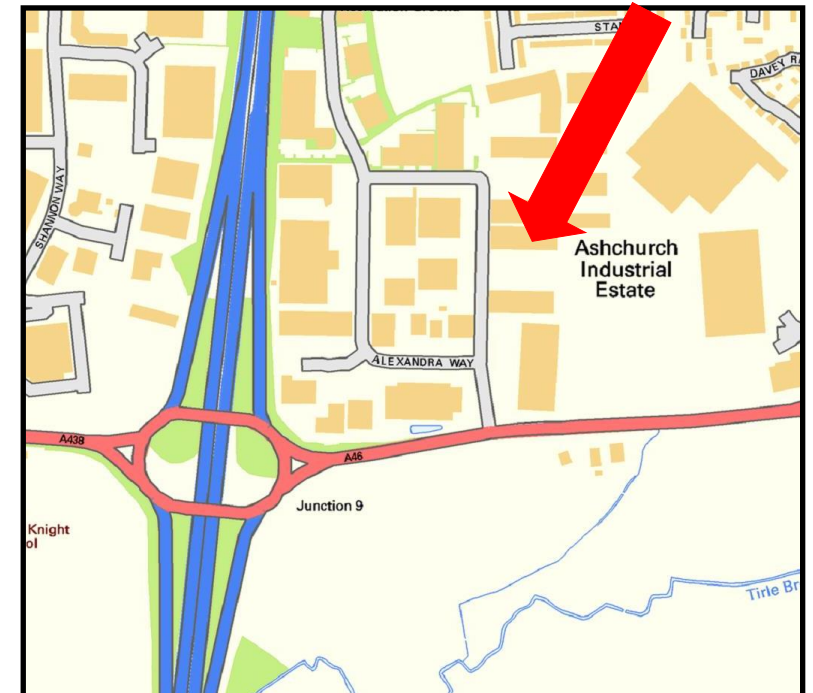
Sectional Overhead Loading Door



Car parking



WC facilities





Business Rates | EPC | Terms | Services

Business Rates

Interested parties should make their own enquiries to Gloucester City 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

83:D

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:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: GN/N73725

Date: April 2023

Subject to Contract



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Important Notice

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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.