



TO LET

Unit 200B Ashchurch Business Centre
Alexandra Way, Tewkesbury, GL20 8TD

3,277 sq ft (304.44 sq m)

- Excellent location within 1 mile of Junction 9 of the M5 Motorway
- Modern building
- Visibility to the M5
- New lease available



Location

The property is superbly located within Ashchurch Business Centre accessed from Alexandra Way off the A46 trunk road and within one mile of Junction 9 of the M5 motorway.

Ashchurch Business Centre provides an attractive business environment including high quality buildings and mature landscaping.

Road communications are excellent with Tewkesbury town centre approximately 2 miles west, Gloucester and Cheltenham approximately 10 miles south and Worcester approximately 20 miles north.

M5



**Junction 9
1 mile**

**Tewkesbury
Town Centre**



**2 miles
west**

**Gloucester &
Cheltenham**

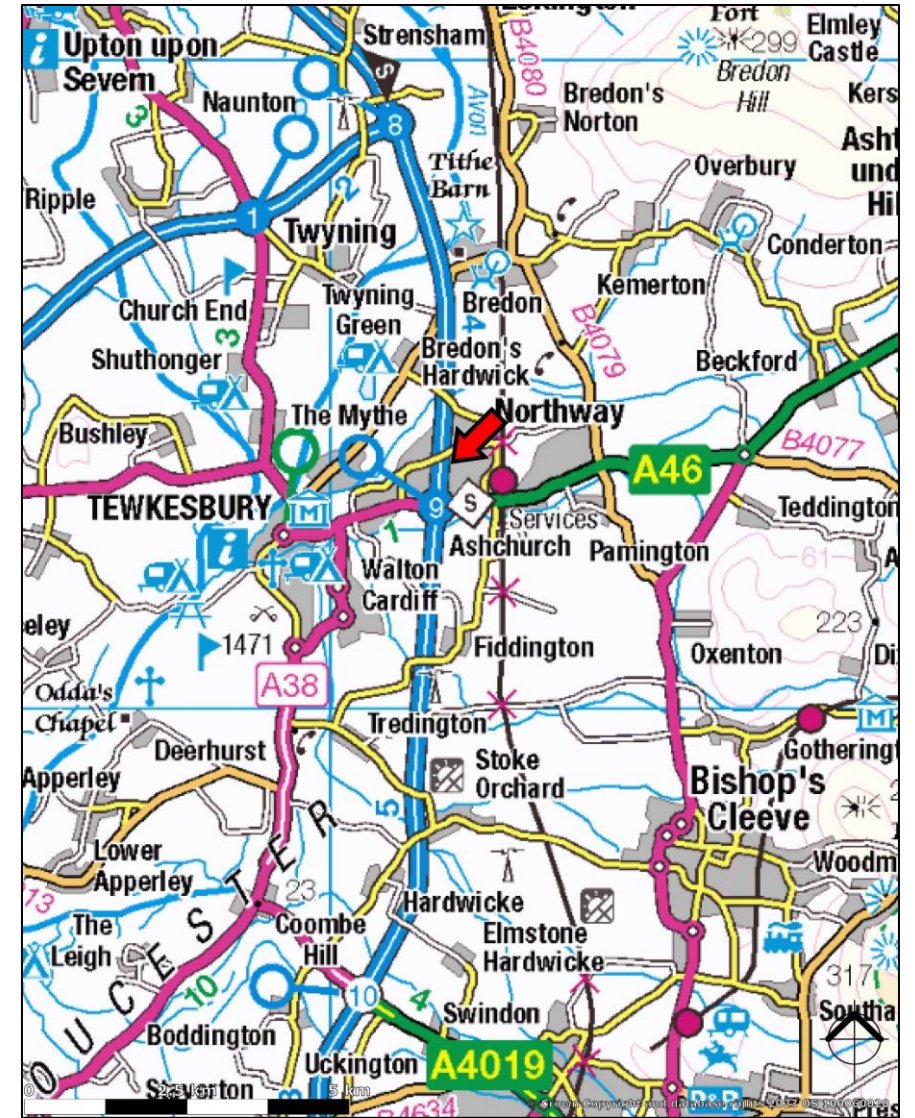


**10 miles
south**

Worcester



**20 miles
north**



Accommodation

Description

The property comprises a semi-detached steel portal frame warehouse with clad elevations and roof.

The open plan warehouse benefits from concrete floor, sectional overhead loading door of approx. 4m (w) x 4.47 (h), 3 phase power, a minimum working height of 6.17m and a max working height of 6.9m and a WC.

An extensive open plan mezzanine floor is included. Parking is available immediately outside the unit. The property will be subject to a refurbished and will be available end of October 2024.

Rent

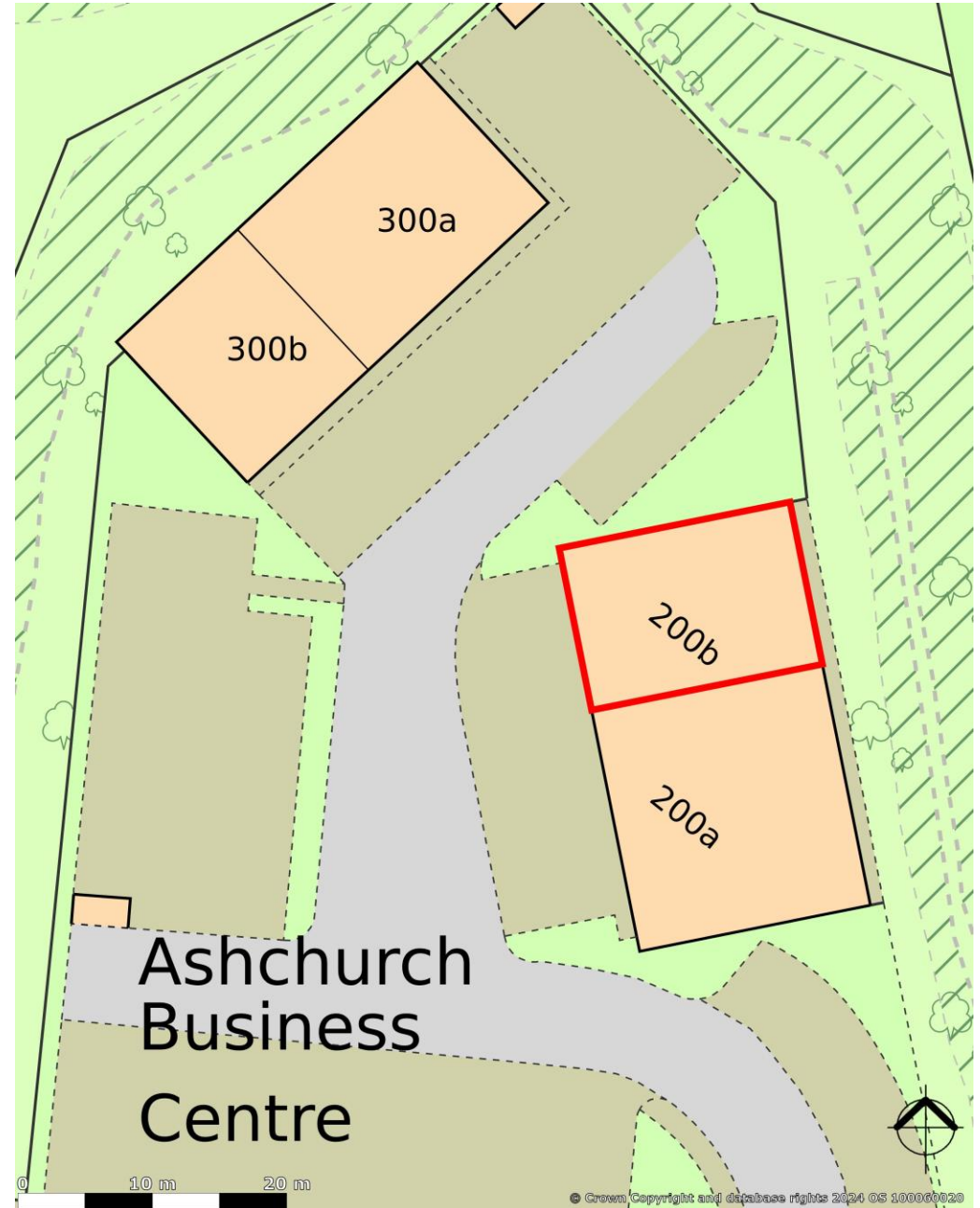
£32,770 per annum exclusive of VAT.

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Accommodation

Area	Sq ft	Sq m
Ground Floor Industrial	1,597	148.39
Mezzanine Floor	1,680	156.05
TOTAL	3,277	304.44



Planning | Rates | EPC | Terms

Business Rates

The Valuation Website states that the property has a Rateable Value of £19,500.

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

The EPC Rating is C-68 and the full certificate can be provided on request.

Code for Leasing

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

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

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.

Legal Costs

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

References/Rental Deposits

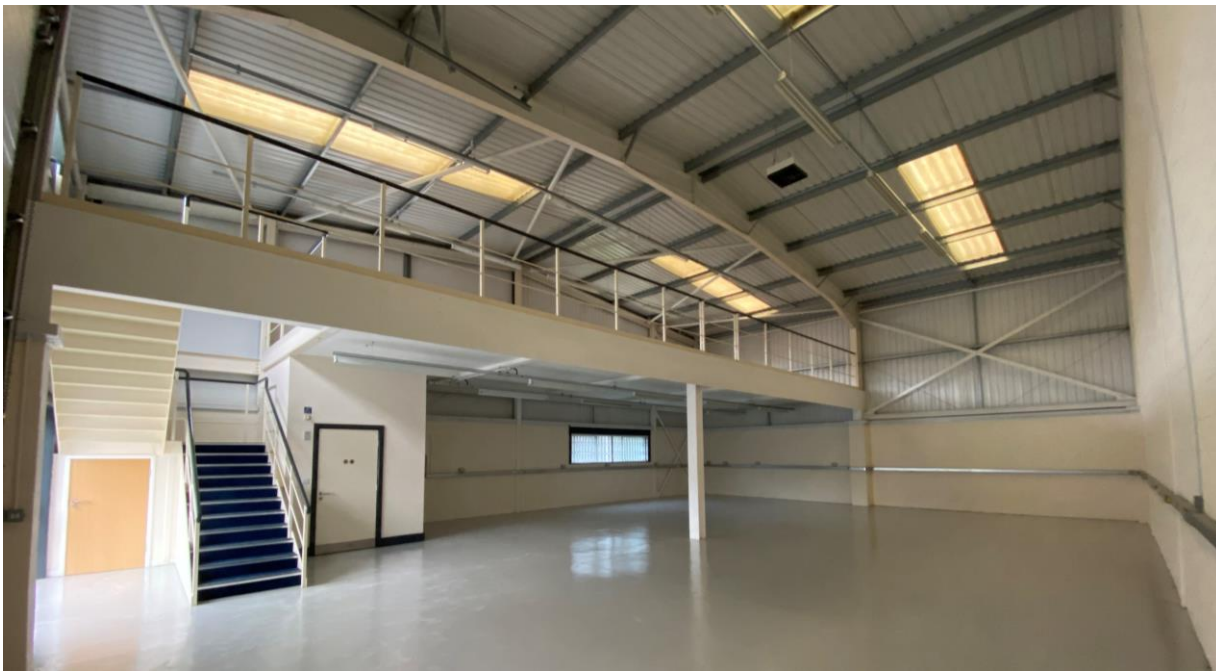
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT 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 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: AJGR/LDG/N93120

Date: July 2024

Subject to Contract



Adrian Rowley

01452 627133

07771 874 175

arowley@alderking.com



Giles Nash

01452 627135

07503 017 301

gnash@alderking.com

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.