



TO LET

106 Church Street
Tewkesbury
Gloucestershire
GL20 5AB

First and Second Floor Office Accommodation

Approximately 1,468 sq ft
(136.46 sq m)

New Lease Available
Generous Parking to Rear
Prominent Position in Town Centre
Availability Immediately



Location

The property is situated overlooking The Cross, the traditional centre of Tewkesbury, at the junction of the High Street and Church Street.

The town of Tewkesbury offers a great range of independent shops and high street names; including WHSmith, Boots, Edinburgh Woollen Mill, and Loungers to name a few.

Tewkesbury is conveniently located with easy access from the north and the south via Junction 9 of the M5 Motorway, and to the west and Wales via Junction 1 of the M50.

**Tewkesbury
Town Centre**



**M5
Junction 9**

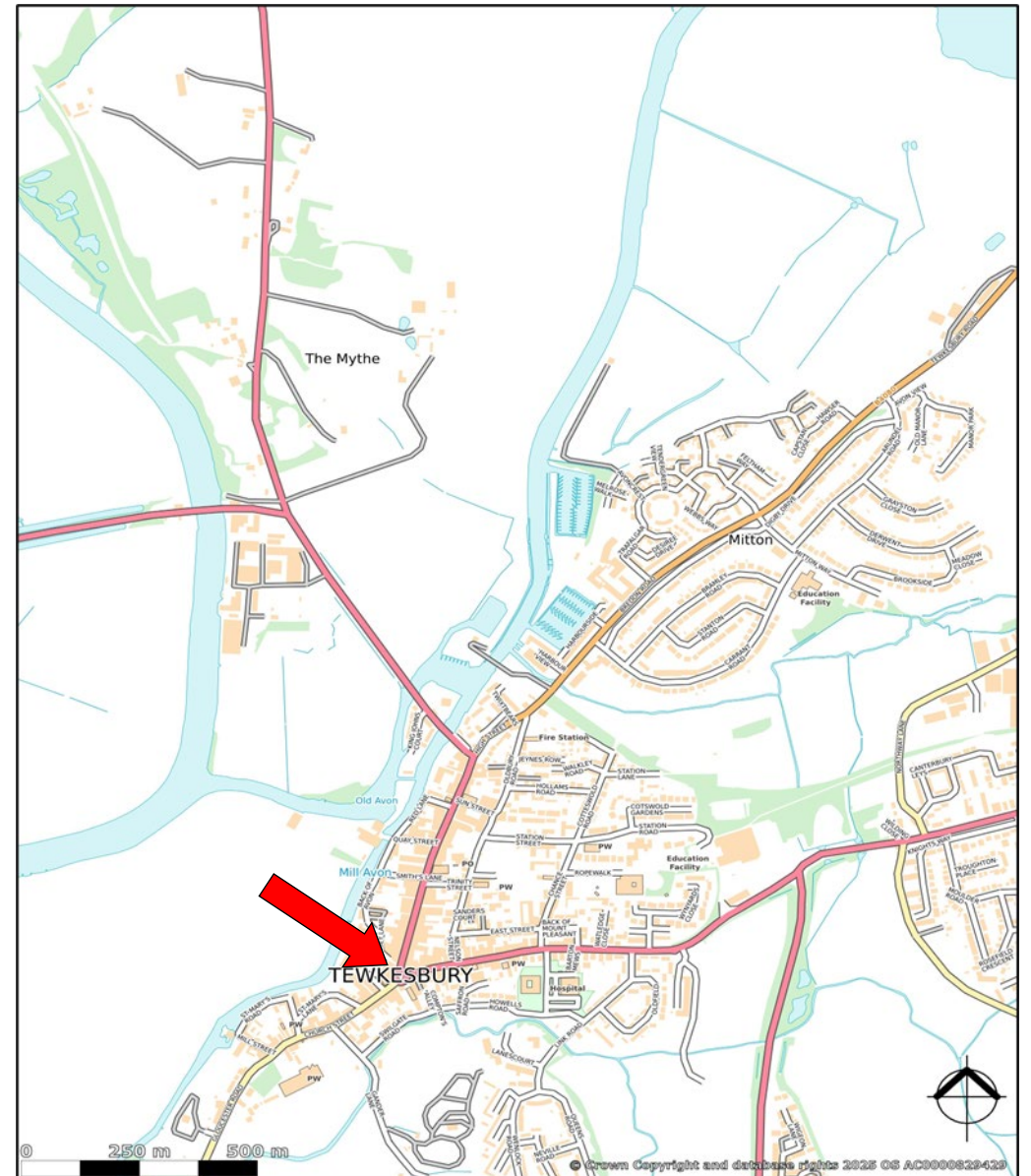


2 miles east

**M50
Junction 1**



3 miles north



Accommodation

Description

The office accommodation is at first and second floor levels, benefiting from an entrance off Church Street and is arranged to provide a number of individual rooms over two floors.

Parking

The accommodation provides generous parking to the rear of the building.

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.

Approximate Net Internal Areas

Area	sq ft	sq m
First Floor Office 1	140	13.04
First Floor Office 2	246	22.85
First Floor Office 3	391	36.37
First Floor Office 4	219	20.38
First Floor Kitchen	25	2.29
Second Floor Office	447	41.53
TOTAL	1,468	136.46



On-site parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Business Rates

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.

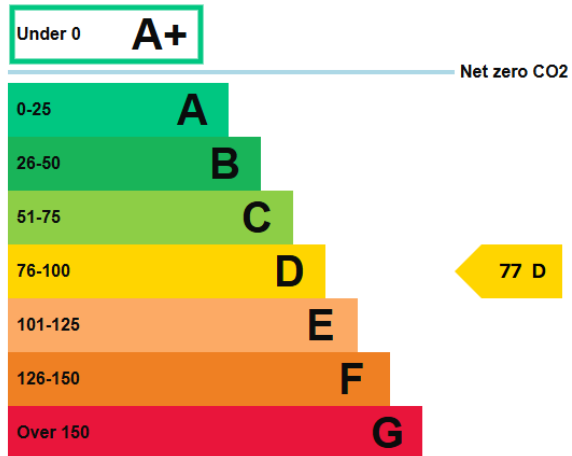
www.voa.gov.uk.

Code for Leasing

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

Energy Performance Certificate

The Property's energy rating is D.



Terms

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

Rent

The property is offered to let on the basis of £15.00 per sq ft per annum exclusive of VAT.

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/purchase price. 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.

alder king

PROPERTY CONSULTANTS



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First & Second Floor Offices
Kilnalling, SO20 6LH
alderking.com

LONGFIELD
PROPERTY CONSULTANTS

ROSADO LOUNGE CAFE BAR

THE ABBEY JEWELLER

Viewing Arrangements

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



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Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA
www.alderking.com



Giles Nash
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AK Ref: AJGR/GN/N81423 Date: December 2025 Subject to Contract



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.