

alder king

PROPERTY CONSULTANTS

TO LET

Unit 5 Ashchurch Business Centre

Tewkesbury GL20 8NB

Approximately 8,590 sq ft (797.97 sq m)

- Recently refurbished
- End of terrace industrial unit
- Established commercial location
- New lease available
- Flexible terms

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



**Junction 9
0.5 miles**

Tewkesbury



2 miles

Cheltenham



10 miles

Gloucester



12 miles

Accommodation

Description

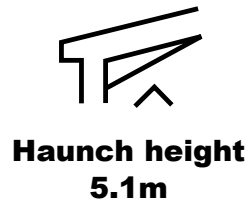
An end of terrace industrial/warehouse unit of steel frame construction, with part brick/part profile clad elevations, beneath an overclad roof incorporating translucent roof lights. There are ground and first floor offices, male and female WCs, and kitchenette.

Access is by way of a roller shutter loading door from a generous car park and loading area.

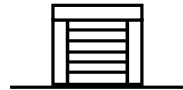
Services

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.

| Area | Sq ft | Sq m |
|----------------------------------|--------------|---------------|
| Warehouse | 6,517 | 605.41 |
| Ground floor offices and amenity | 843 | 78.31 |
| First floor offices | 1,230 | 114.25 |
| TOTAL | 8,590 | 797.97 |



**Surface level
Doors**



**Railway
Station nearby**



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.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

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

Terms

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

Rent

To be based on £8.00 per sq ft per annum exclusive.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants/purchasers 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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Gloucester
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www.alderking.com

AK Ref: AJGR/N91824
Date: August 2022
Subject to Contract



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Important Notice

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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.