



FORMAL UNIT A1 & A2
INDUSTRIAL PARK
ASHCHURCH, TEWKESBURY GL20 8GY

Modern Industrial Warehouse
with Offices

To Let

12,087-25,236 sq ft
(1,123 - 2,344 sq m)



Just off
Junction 9 M5



7.4m eaves
height



2x electric loading
bay doors



Demised concrete
yard & parking areas

LOCATION

Formal Industrial Park is a well-established industrial, warehouse and trade counter estate comprising a range of units with direct access to the A46 and Junction 9 of the M5 motorway.

The estate is within walking distance of Ashchurch for Tewksbury rail station with services to Bristol, Gloucester, Cheltenham, Worcester and Birmingham.

The area has recently seen a number of road improvements and the development of Cotswolds Designer Outlet which includes fashion, lifestyle and homeware brands as well as food and drink outlets.

SPECIFICATION

Unit A1 and A2 is a modern detached unit benefitting from the following specification.

- | | | |
|--|--|---|
|  Steel portal frame construction |  3-phase power |  Mezzanine storage |
|  Pitched clad roof with roof lights |  2 x Electric roller shutter doors
5.3m (h) x 4.5m (w) |  Generous yard areas for loading and circulation |
|  7.43m eaves height (8.3m apex) |  Fitted offices |  Designated parking |
|  Concrete floors |  Kitchen and WC facilities |  EPC rating C67/68 |
|  High bay lighting | | |

ACCOMMODATION

	Sq ft	Sq m
A1 Warehouse	12,087	1,122.89
Total A1 (Gross Internal Area)	12,087	1,122.89
A2 Warehouse	10,675	991.71
A2 Mezzanine	1,173	108.97
A2 Office	1,301	120.87
Total A2 (Gross Internal Area)	13,149	1,221.55
Total A1 & A2 (G.I.A)	25,236	2,344

Can be taken as a whole or as individual units.



NEARBY OCCUPIERS INCLUDE:

bensons
for beds

LAKES
SHOWROOM SPACES

XPOLogistics



Babcock



TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Upon application.

BUSINESS RATES

Rateable Value (2026): £124,000.
(As a whole)

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

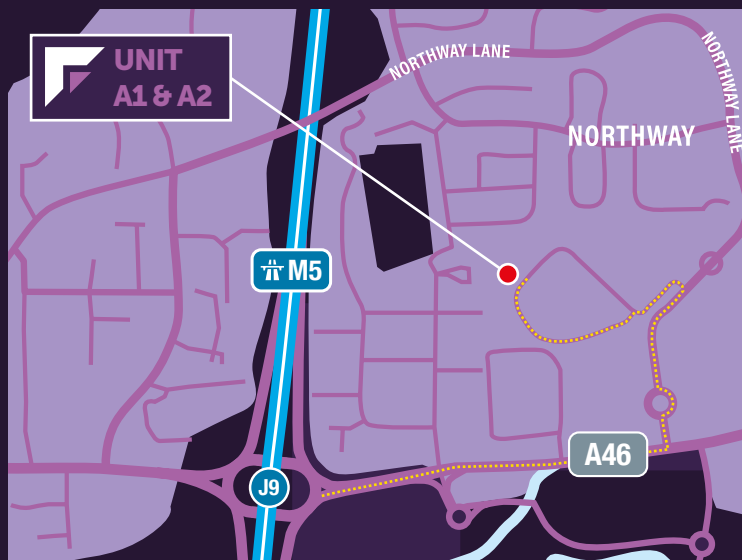
Each party to bear their own costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.





DISTANCES

A46	0.5 miles
J9 M5 motorway	1 mile
Tewkesbury town centre	1.5 miles
Gloucester	10 miles
Cheltenham	10 miles
Worcester	13 miles
Birmingham	45 miles
Bristol	45 miles

SAT NAV: GL20 8GY

 **seats.should.computers**

VIEWINGS

For further information or to arrange a viewing please contact:



Lauren Allcoat-Hatton
07586 632 441
lauren.allcoat-hatton@harrislamb.com



Philip Cranstone
07717 587 726
philip.cranstone@cbre.com

Alex Quicke
07867 193 908
alex.quicke@cbre.com