



FOR SALE

Peter Gillard & Co Limited Premises, Unit G, Ashchurch Business Centre, Tewkesbury, GL20 8NB



Alexandra Way, Ashchurch, Tewkesbury

Detached Industrial Building

Approximately 6,737 sq ft (625.82 sq m)

- Freehold with vacant possession on completion
- Within 0.25 miles of Junction 9 of the M5 Motorway
- Site opposite promoted for food retail use

Location

The premises are located within the popular Ashchurch Business Centre which is conveniently located just off Junction 9 of the M5 Motorway via the A46, providing excellent connections to the Midlands and South West.

Local occupiers include Babcock, Moog, Mobility Hire, and DHL. The site opposite the subject property is being promoted for food retail development.

To the south side of the A46 is the recently completed Cotswold Designer Outlet Centre and Dobbies Garden Centre.

Cheltenham is approximately 10 miles south, Gloucester 12 miles south, and Worcester 16.5 miles north. Tewkesbury town centre is located approximately 2 miles to the west.



Promap
LANDMARK INFORMATION GROUP

M5



J9 0.25 miles

Tewkesbury



2 miles

Cheltenham



10 miles

Gloucester



12 miles

Accommodation

Description

The building comprises a detached industrial building of steel frame construction with trussed roof supports, brick and clad elevations under a profiled fibre cement sheet roof incorporating translucent panels. The construction provides for an internal height of approximately 3.8 m to the frame haunch and approximately 3.0 m to the underside of the roof trusses.

Two storey office accommodation is provided partly in a brick flat roofed structure outside the frame and partly within the frame. The office accommodation provides a range of individual rooms and main reception area with separate male and female WCs.

A single storey workshop extension of brick elevations under a monopitch roof is located to the side of the sectional overhead loading door. An additional loading door provides access to the extension.

Within the industrial area there is a works office and works WC, two oil fired space heaters and lighting units.

Externally, there is a large car park and loading area, accessed off Alexandra Way.

Services

We are advised that electricity, water and drainage 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
Industrial Area	4,691	435.82
Workshop Extension	281	26.15
Ground Floor Offices	835	77.57
First Floor Offices	929	86.25
Total	6,737	625.82

Surface Level
Loading Doors



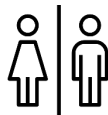
Onsite
Parking



Railway Station
nearby



WC Facilities



alder king

PROPERTY CONSULTANTS



Rates | EPC | Terms

Business Rates

The Valuation Office website shows a current rateable value of £39,500.

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.

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

An EPC has been commissioned.



Terms

Freehold with vacant possession on completion.

Price

£650,000 exclusive of VAT.

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 purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser may 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
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Gloucester
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www.alderking.com

AK Ref: AJGR/102910

Date: September 2026

Subject to Contract



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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.