

TRIDENT 256

SEVERN DRIVE, TEWKESBURY, GL20 8SF

UNDER REFURBISHMENT

TO LET
256,197 SQ. FT.
LOGISTICS /
MANUFACTURING UNIT

KEY SPECIFICATIONS

Trident 256 is a detached warehouse / industrial unit which will under go an extensive refreshment program. This will incorporate a larger yard, improved circulation, new dock and level loading doors.

Internally the property benefits from an open plan warehouse with integrated offices over 3 floors. WC's and kitchenette facilities are located though-out.

ACCOMMODATION

The property will provide the following approximate gross internal areas in accordance with the RICS Code of Measuring practice.

ACCOMMODATION	SQ. FT.	SQ. M.
Warehouse	233,957	21,735
Ground Floor Offices	7,480	695
First Floor Offices	7,380	686
Second Floor Offices	7,380	686
Total	256,197	23,802



12M
MINIMUM EAVES



HGV
PARKING BAYS



14
LEVEL ACCESS
LOADING DOORS



10
DOCK LEVEL
LOADING DOORS



MAXIMUM
104M
YARD DEPTH



103
CAR PARKING SPACES



50KN/M2
FLOOR LOADING



3.5 MVA
POWER



SECURE
SELF CONTAINED SITE



12.7
ACRES



360
SITE CIRCULATION



STAFF
AMENITIES



VRF HEATING
AND COMFORT COOLING



LED
LIGHTING



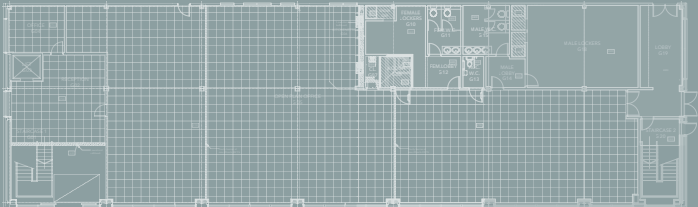
FITTED
Offices

- Drive-In Doors
- Levellers Doors

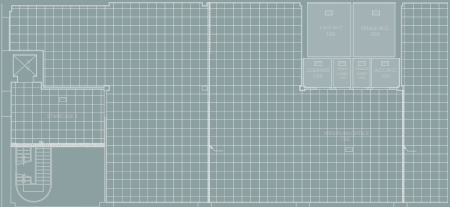
SEVERN DR

TRIDENT
256

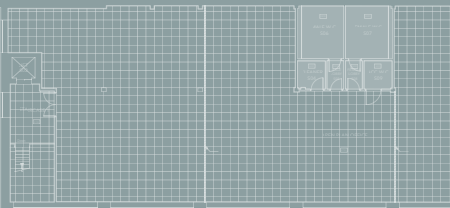
GROUND
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



18.3m

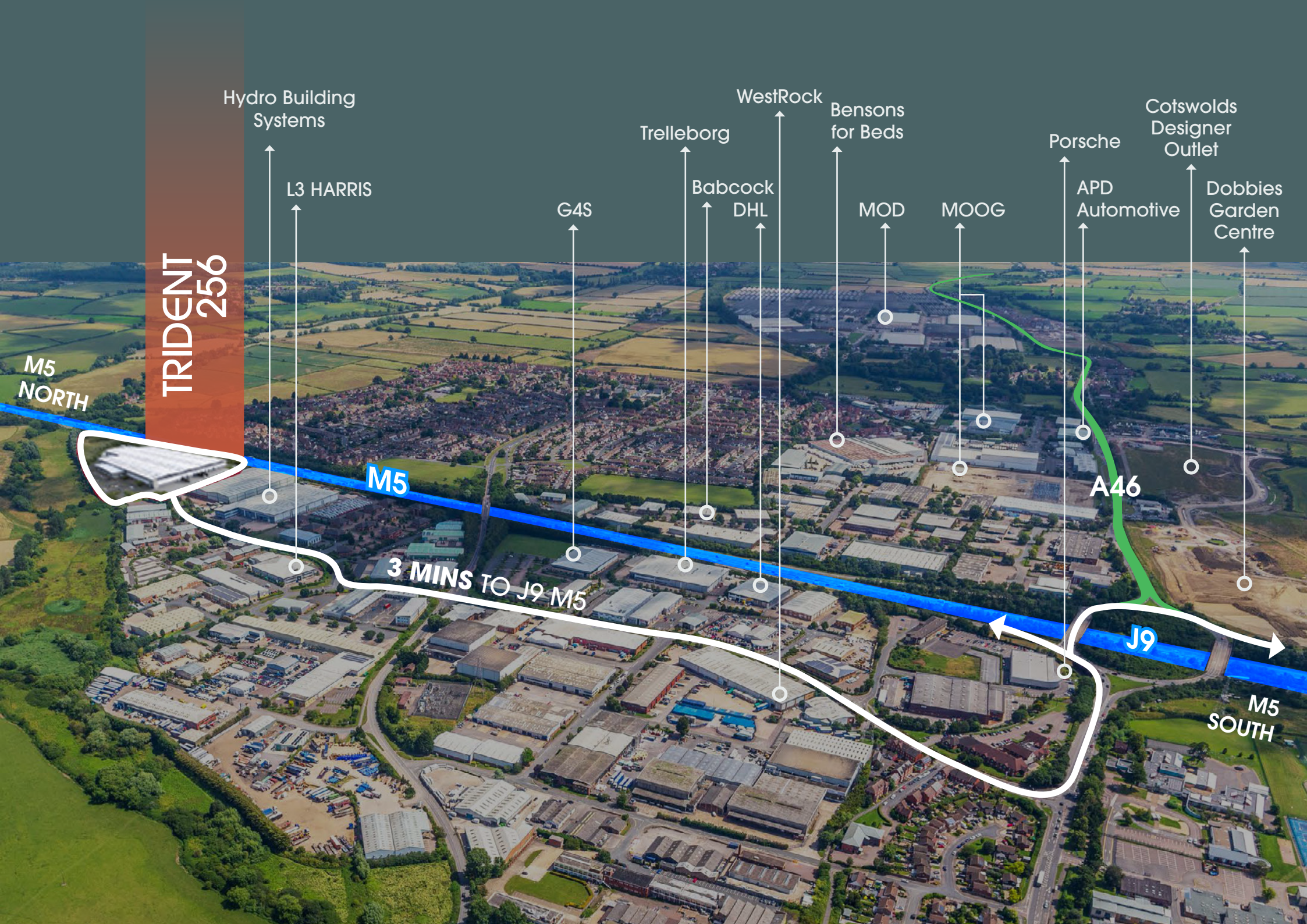
71.5m

88m

104.5m

M5

M5



M5
NORTH

TRIDENT
256

Hydro Building
Systems

L3 HARRIS

M5

3 MINS TO J9 M5

G4S

Trelleborg

Babcock
DHL

WestRock

Bensons
for Beds

MOD

MOOG

Porsche

APD
Automotive

Cotswolds
Designer
Outlet

Dobbies
Garden
Centre

A46

J9

M5
SOUTH

LOCATION & COMMUNICATIONS

Tewkesbury is situated on the midway point on the M5 between Bristol & Birmingham. The town is home to a large cyber security cluster and businesses in the engineering/ aerospace sectors.

Tewkesbury has a population of c.20,000, and benefits from strong connectivity with immediate access to the M5 and rail at Ashchurch Parkway, major occupiers in the town include Moog; G4S; Hydro Building Systems; MoD; and Bensons for Beds.

The site is located off Severn Drive, 3 mins from J9 of the M5.

ADJACENT TO J9, M5

ROAD MAP



AIR

AIR LINKS	TIMES
Birmingham Airport	57 Mins
Bristol Airport	1 Hr 14 Mins

RAIL

RAIL LINKS	JOURNEY TIME
From Ashchurch for Tewkesbury	00 Min
Cheltenham Station	8 Mins
Bristol Temple Meads	55 Mins
Worcester Foregate Street Station	24 Mins
Birmingham New Street	42 Mins
London Paddington	2 Hrs 22 Mins
Cardiff Central	2 Hrs 4 Mins
Bristol Parkway	44 Mins

ROADS

MOTORWAY LINKS	DISTANCE
J9 M5	0.9 Miles
J.10 (M50)	4 Miles
M42/M5	28 Miles
M4/M5	38 Miles
M5/M6	43 Miles



SERVICES

We understand the property benefits from mains water, drainage and gas. The unit can facilitate up to 3.5MVA.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful Tenant prior to instructing solicitors.

EPC

A new EPC will be available post refurbishment. An EPC A is targeted.

PLANNING

The property benefits from planning for E(g) III, B2 & B8. For further information please contact Tewkebury Borough Council.

TERMS

The property will be available on the basis of a new FRI lease for a term of years to be agreed.

VAT

VAT will be charged on the rent at the prevailing rate.

RATES

The property is listed as Factory and Premises with a Rateable Value of £1,170,000 exclusive. For further information please contact the marketing agents.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

RENTAL

Upon application

CONTACTS

For further information or to arrange a viewing please, contact:



Henry De Teissier

07860 821 345

henry.deteissier@cushwake.com

Luke Whitmarsh

07350 436 876

luke.whitmarsh@cushwake.com



Josh Gunn

07826 889 595

josh@russellpc.co.uk

Rob Russell

07540 994 123

rob@russellpc.co.uk

Chris Miles

07970 886 740

chris@russellpc.co.uk



Russell Crofts

07990 707 723

russell.crofts@knightfrank.com

Ed Rohleder

07775 115 969

ed.rohleder@knightfrank.com

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