

To Let / For Sale

**152,962 sq ft
(14,210.6 sq m)**

Northcross150

**Tewkesbury
GL20 8JH**

**Detached Modern Warehouse
Industrial | Manufacturing | Distribution**



Northway Trading Estate | Northway Lane | Ashchurch | Tewkesbury | GL20 8JH

A detached warehouse on a large self-contained site with ample HGV parking, located adjacent to junction 9 of the M5.



152,962 sq ft
(14,210.6 sq m)



Site area of
6.84 acres





2 Storey Offices
& Ancillary



Transport Office
& Staff Amenities

**The property consists
of a detached warehouse
with a refurbishment
to be undertaken.**



5.5 to 18m
Eaves Height



14 Dock
Loading Bays



4 Level
Access Doors



Gated
Entrance



Concrete
Mezzanine



Fitted First & Second
Floor Offices



Secure Yard
c. 85m Depth



Solar
PV



To be
refurbished

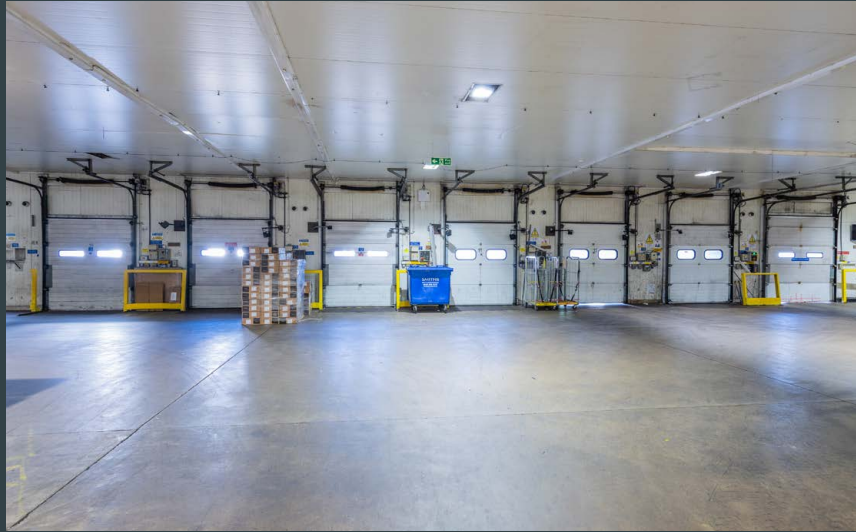


104 Car
Parking Spaces

Accommodation

	Sq Ft	Sq M
Warehouse	129,259	12,008.6
Ground Floor Office	3,281	304.8
First Floor Office	3,280	304.7
Mezzanine	17,142	1,592.5
TOTAL	152,962	14,210.6

Measured on a GIA basis in accordance with the RICS Code of Measuring Practice.



Situated adjacent to the well established **Ashchurch Industrial Estate.**

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Opposite the newly developed Cotswold Designer Outlet.



Within close proximity to Ashchurch for Tewkesbury train station and the nearby amenities.

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COTSWOLDS
DESIGNER OUTLET

dobbies
garden centre
& restaurant

bensons
for beds

Starbucks
M&S
— FOOD —
bp

MOOG

DHL

TO BRISTOL

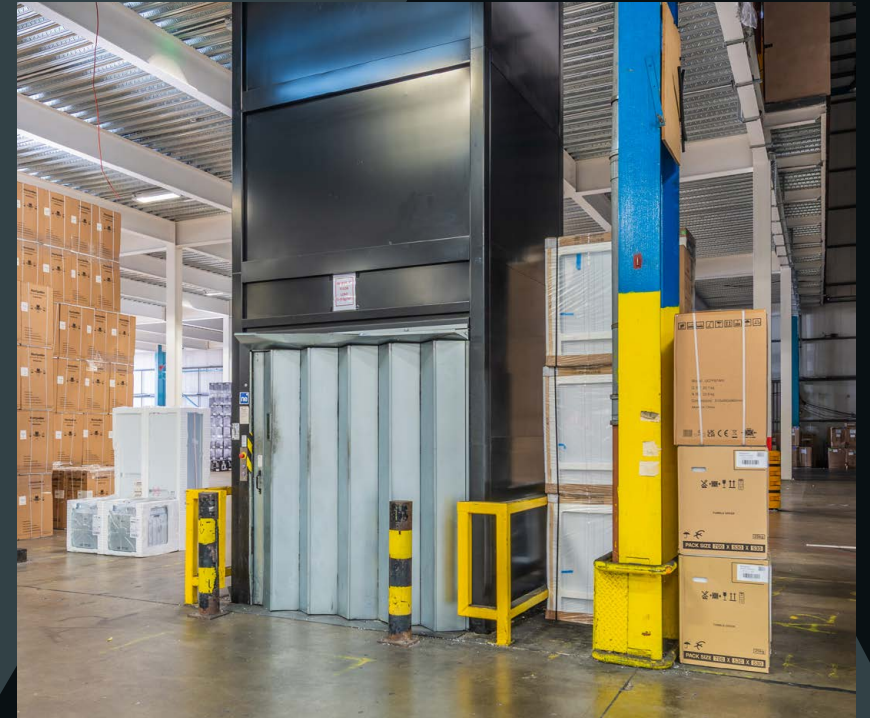
M5

J9

M5

TO BIRMINGHAM

A46



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Located 0.5 miles from J9 of the M5 via the A46 and has easy access via M5 to the rest of the UK motorway network.

Cheltenham	20 mins	9 miles
Gloucester	24 mins	13 miles
Swindon	1 hr	43 miles
Birmingham	1 hr 15 mins	51 miles
Bristol	1 hr 5 mins	46 miles
London	2hr 45 mins	120 miles



SAT NAV: GL20 8JH
///grand.bond.outsmart

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE

The building has an EPC rating of: C (57).

RATEABLE VALUE

The property is listed in the Valuation List 2026 as Warehouse and Premises, with the following Rateable Value £700,000. Please contact the marketing agents for further information.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed. The Landlord would also consider the sale of the freehold interest with the benefit of vacant possession.

RENT / PRICE

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION

For further information, please contact the joint agents:



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