iBOX

ASHCHURCH BUSINESS CENTRE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
5,466 SQ FT (508 SQ M)

Alexandra Way, Ashchurch, Tewkesbury • GL20 8NB

UNIT 31

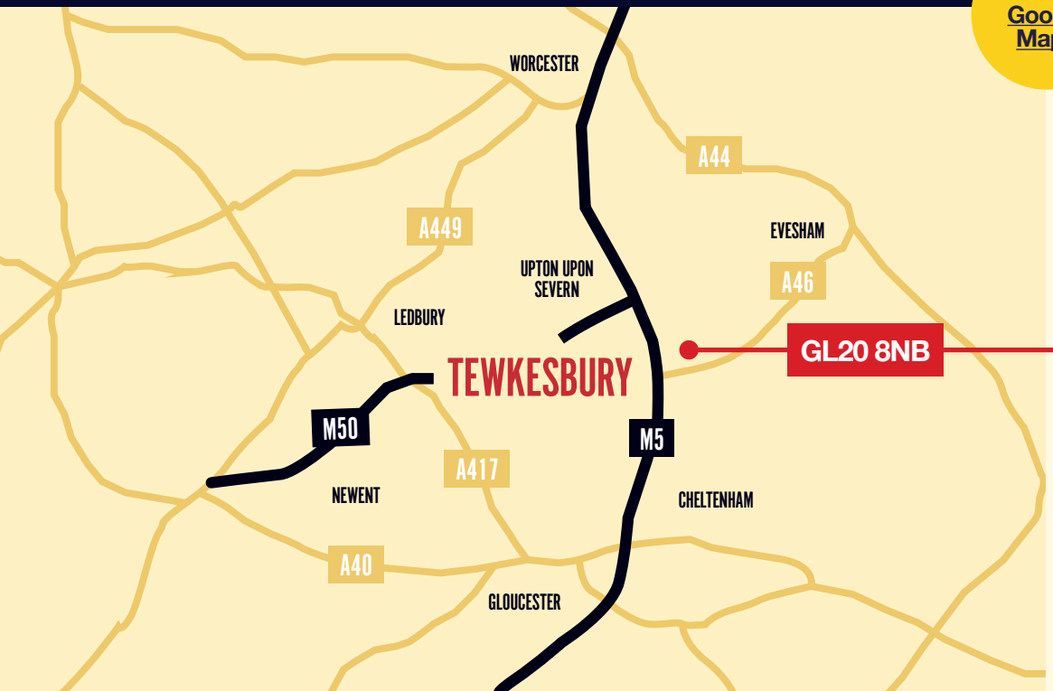
LOCATION

The unit is located on Alexandra Way approximately 0.5 miles from J9 of the M5 motorway. Alexandra Way forms the principal spine road for Ashchurch Business Centre.

Tewkesbury town centre lies approx 1.5 miles to the west. Gloucester and Cheltenham approx 10 miles south, Worcester (13 miles) and Birmingham approx (45 miles) are to the north and Bristol is approx (45 miles) south.

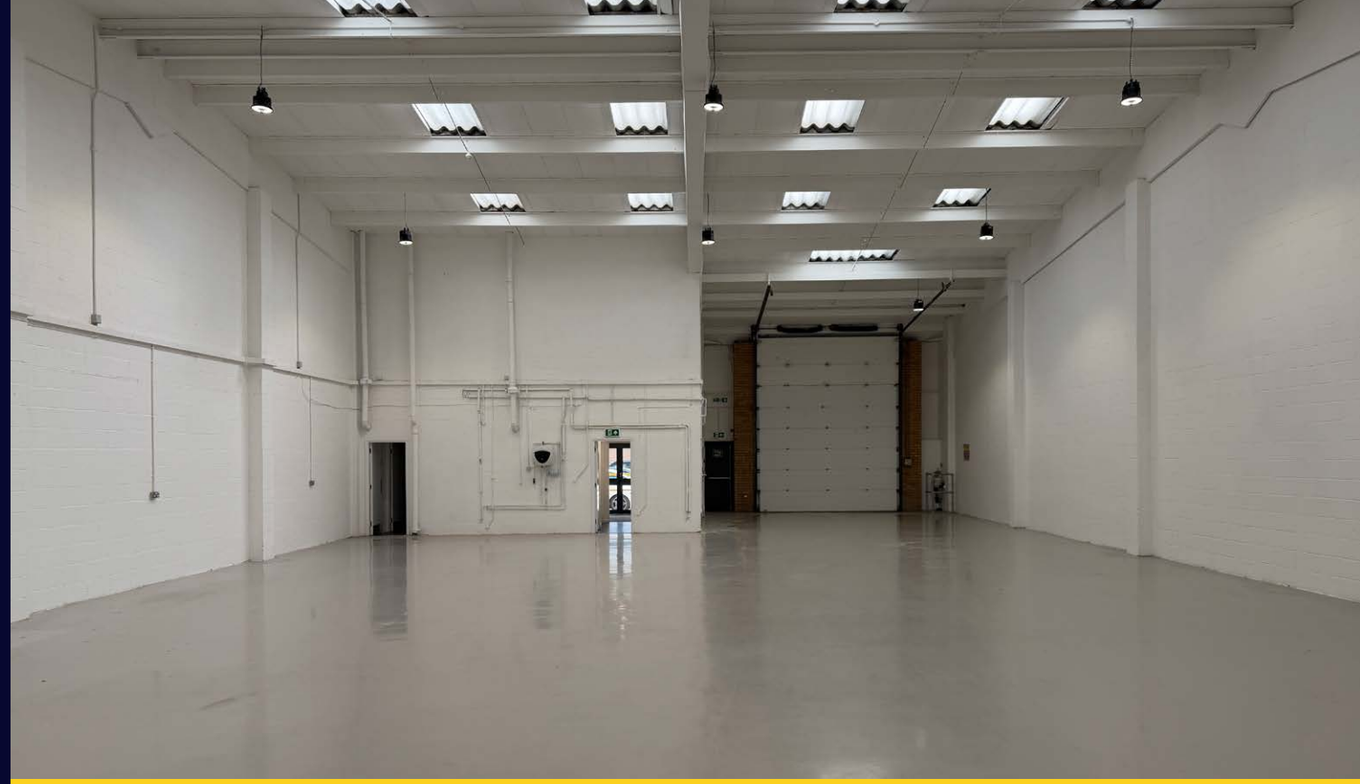
Ashchurch Business Centre is located to the east of J9 of the M5 with traffic light controlled access on to the A46 trunk road.

View on Google Maps



SPECIFICATION

- Fully Refurbished
- EPC B
- M5 Junction 9 - 0.5 miles
- Dedicated parking to front
- Internal Eaves 5.6m / Ridge Height 7.2m
- New Overclad Roof
- Ashchurch Train Station 11 minute walk
- Fitted offices



DESCRIPTION

Fully refurbished this mid terrace unit of steel portal frame construction with part brick and part profile clad elevations. The roof has been overclad, new external windows, door and refurbished office and warehouse areas.

The property comprises of an open plan warehouse with an electric roller shutter door with 5m height, internal eaves height of 5.6m rising to 7.2m at the ridge. The property also benefits from offices to both the ground and first floor, WC and kitchenette facilities.

Externally the property benefits from a loading apron and ample parking directly in front of the unit.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground	4,900	455
First Floor	566	53
Total	5,466	508

TO LET

ASHCHURCH BUSINESS CENTRE

Alexandra Way, Ashchurch
Tewkesbury • GL20 8NB

5,466 SQ FT (508 SQ M)

iBOX

Contact landlord direct:

Sarah Lindsay
07780 483 282
sarah@4thindustrial.com

iboxproperty.com

BUSINESS RATES

The property lies within the rating area of Tewkesbury Borough Council, according to which the rateable value is as follows:

2026 Rateable Value £43,250

Rates payable can be affected by transitional arrangements and we would recommend that interested parties should make further enquiries for clarification.

SERVICE CHARGE

The tenant will pay an estate service charge relating to the maintenance of the common parts.

EPC

EPC Rating B.

VIEWINGS

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

fisher german
01905 728444

Ellie Fletcher
ellie.fletcher@fishergerman.co.uk

Sophie Newton
sophie.newton@fishergerman.co.uk

russell PROPERTY CONSULTANTS
01179 732 007

Josh Gunn
josh@russellpc.co.uk

Chris Miles
chris@russellpc.co.uk

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property , but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2026