



TO LET



Unit 800 Ashville Business Park, Cheltenham Road East, Staverton, GL2 9QJ

- High Quality Industrial Warehouse Building
- Approximately 6,909 sq ft (641.85-sq m)
- Available on a new lease
- Adjoining occupiers include Mercedes Benz, Marshalls Land Rover and Spectrum Medical

Location

The property is situated within Ashville Business Park, Staverton with direct traffic light controlled access from Cheltenham Road East (B40008).

Ashville Business Park is a modern, high quality development with occupiers including Mercedes Benz, Marshalls Land Rover and Spectrum Medical.

The development is situated between Cheltenham and Gloucester, both approximately 4 miles distant and with excellent access to Junction 11 of the M5 Motorway via the A40 Golden Valley Bypass.

Gloucester

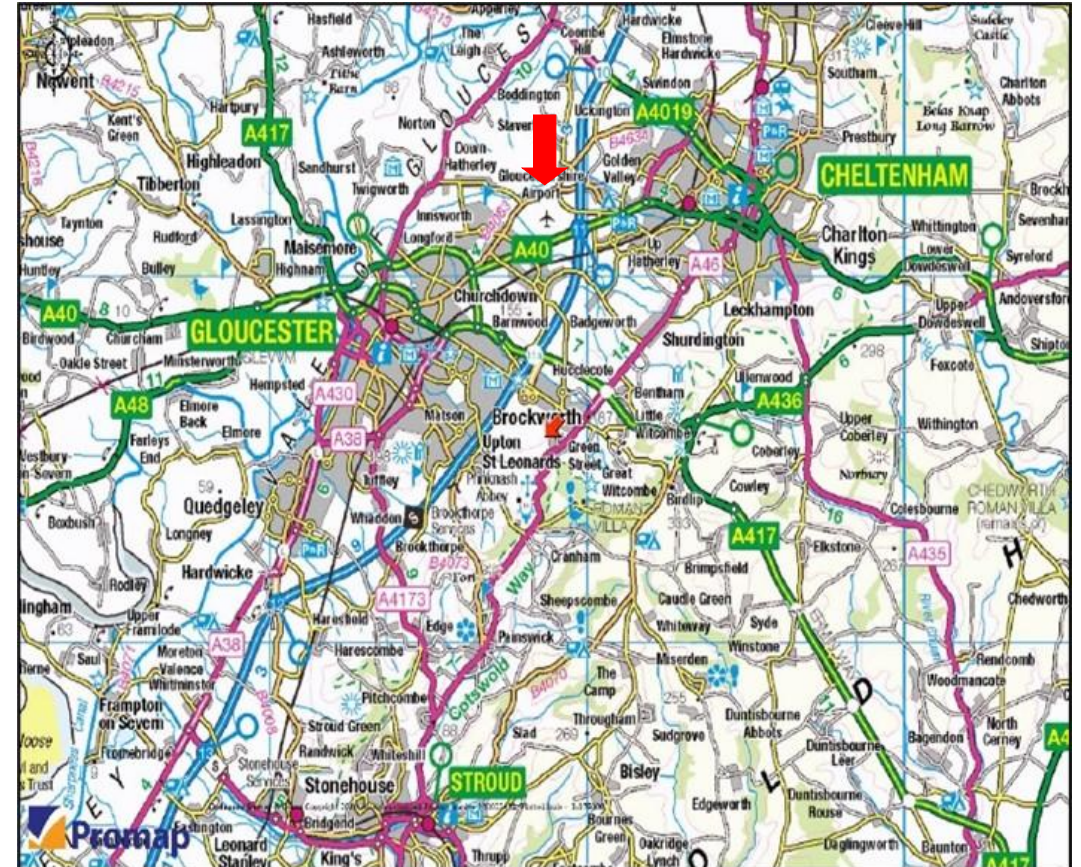
Cheltenham



4 miles



4 miles





Accommodation

Description

Unit 800 comprises an end of terraced industrial warehouse building constructed on a steel portal frame, with brick, block and plastic coated cladding elevations under a plastic coated profiled sheet roof.

Glazed double doors within the front elevation provide pedestrian access and there is extensive glazing to the front and side elevations at ground and first floor levels. The building has been fitted with a substantial first floor office and amenity area.

Beneath the accommodation currently provides an entrance lobby, office/ showroom, kitchen and separate WCs, with a partitioned stores area to the rear. Access to the warehouse area is via a sectional overhead loading door and the unit benefits from extensive loading and car parking areas joining the front elevation.

Services

We are advised that all main 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.

All measurements provided are approximate

Area	Sq ft	Sq m
Ground Floor Warehouse and Amenities	5,089	472.77
First Floor Offices	1,820	169.08
TOTAL	6,909	641.85

**Haunch height
5.7m**



**Suspended
ceilings**



**Recessed
lighting**



**Onsite
parking**



**Surface level
Door**



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The building will require a new separate assessment. 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. www.voa.gov.uk.

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

The EPC Rating is C-70. A full certificate can be provided on request.

Asbestos Regulations

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 Control of Asbestos Regulations 2006 (CAR 2006). 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.

Subject to Contract

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Terms

The property is available by way of a new lease on terms to be agreed outside the Landlord and Tenant Act 1954.

Rent

£69,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will 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
Gloucester Business Park
Gloucester
GL3 4AA

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Date: March 2026

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Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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