

TO LET



INDUSTRIAL/WAREHOUSE PREMISES

Unit 16, Ashchurch Business Centre, Tewkesbury GL20 8NB

- 9,904 sq ft (920 sq m)
- 5.2m eaves
- Integral offices
- Dedicated Yard & Parking
- Three Phase Electricity
- Additional gated side yard providing secure external storage.
- Close to Junction 9 of the M5.



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Location

Unit 16 is located on Alexandra Way approximately 0.5 miles from J9 of the M5 motorway. Alexandra Way forms the principle spine road for Ashchurch Business Centre.

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

Description

Unit 16 comprises a warehouse unit of steel portal frame construction with brick, block and profiled plastic coated clad elevations under a double skinned roof incorporating translucent panels.

In addition, the property benefits from integral office accommodation with W.Cs, two sectional overhead loading doors, approximate eaves heights of 5.2m (17ft), and dedicated yard and parking areas. There is also a secure side yard with gated access providing additional external storage.

Accommodation

Ground Floor	Office	321 sq ft (29.85 sq m)
	Warehouse/ Kitchen/Wc's	8,486 sq ft (788.31 sq m)
First Floor	Office	1,096 sq ft (101.82 sq m)
Total	GIA	9,904 sq ft (919.98 sq m)

Tenure

Leasehold - Guide rent £59,500 per annum exclusive.

The property is available on a new full repairing and insuring lease. Full details are available from the agents.

Business Rates

Rateable Value £49,000

Rates Payable £23,471

2017/2018 Rates Payable 47.9p in the £

Service Charge

A Service Charge is payable in respect of the upkeep of the common parts.

Services

We are advised that single and three phase electricity, oil, mains water and drainage are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

Energy Performance Certificate (EPC)

Energy Performance Rating D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the joint agents:-

Fisher German

Rob Champion

T: 01905 728 434

E: rob.champion@fishergerman.co.uk

Lewis Giles

T: 01905 728 437

E: lewis.giles@fishergerman.co.uk

Joint Agents:
Alder King



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Unit 16, Ashchurch Business Centre, Tewkesbury GL20 8NB



01905 728 444

E: WorcsCommercial@fishergerman.co.uk

F: 01905 728 467

W: fishergerman.co.uk

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