

**alder king**

PROPERTY CONSULTANTS

**TO LET**

**Unit 200B  
Ashchurch  
Business Centre,  
Alexandra Way,  
Tewkesbury,  
GL20 8TD**

Approximately 3,184 sq ft  
(295.80 sq m)

- Excellent location within 1 mile of Junction 9 of the M5 Motorway
- Modern Industrial building
- New lease available



# Location

The property is superbly located within Ashchurch Business Centre accessed from Alexandra Way off the A46 trunk road and within one mile of Junction 9 of the M5 motorway.

Ashchurch Business Centre provides an attractive business environment including high quality buildings and mature landscaping.

Road communications are excellent with Tewkesbury town centre approximately 2 miles west, Gloucester and Cheltenham approximately 10 miles south and Worcester approximately 20 miles north.

**M5 Motorway  
Junction 9**



**1 mile  
south**

**Tewkesbury  
Town Centre**



**2 miles  
west**

**Gloucester &  
Cheltenham**

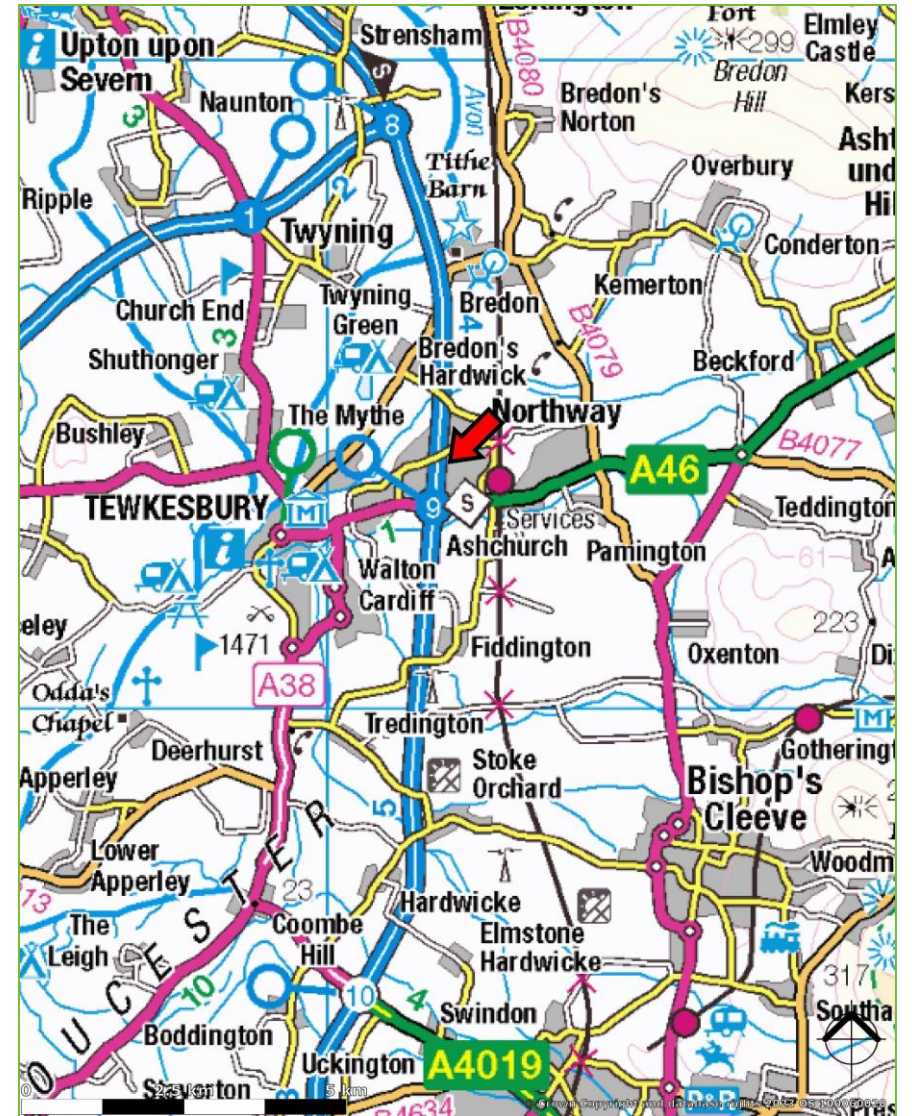


**10 miles  
south**

**Worcester**



**20 miles  
north**



# Accommodation

## Description

The property comprises a semi-detached steel portal frame warehouse with clad elevations and roof.

The open plan warehouse benefits from concrete floor, sectional overhead loading door of approx. 4m(w) x 4.47(h), 3 phase power.

The a clear height is approximately 6.17m, and the max working height is approximately 6.9m. There is a WC on the ground floor.

An extensive open plan mezzanine floor is included. Parking is available immediately outside the unit. The property has recently been refurbished.

Car parking is available to the front and side of the unit.

## Rent

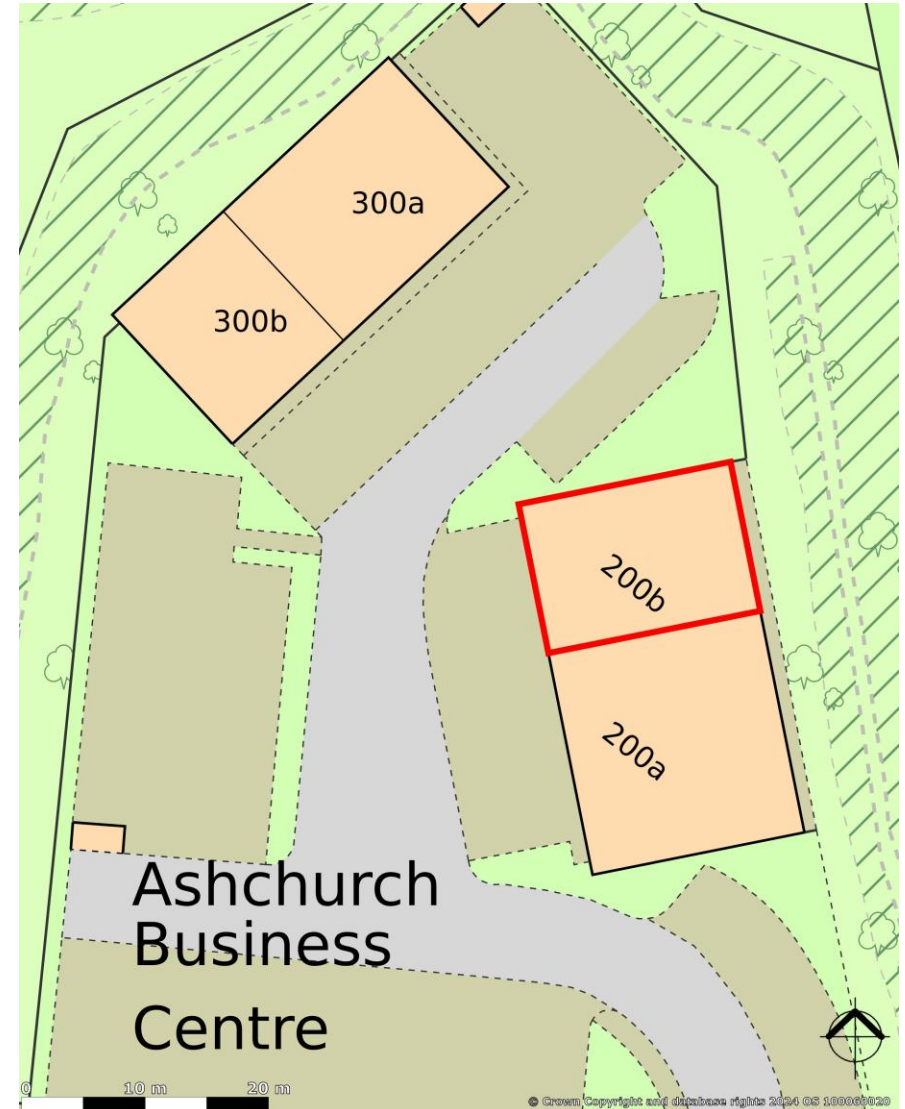
£32,770 per annum exclusive of VAT.

## Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Accommodation

Area	Sq ft	Sq m
Ground Floor Warehouse	2,168	201.41
Mezzanine Floor	1,016	94.38
<b>TOTAL</b>	<b>3,184</b>	<b>295.80</b>



# Planning | Rates | EPC | Terms

## Business Rates

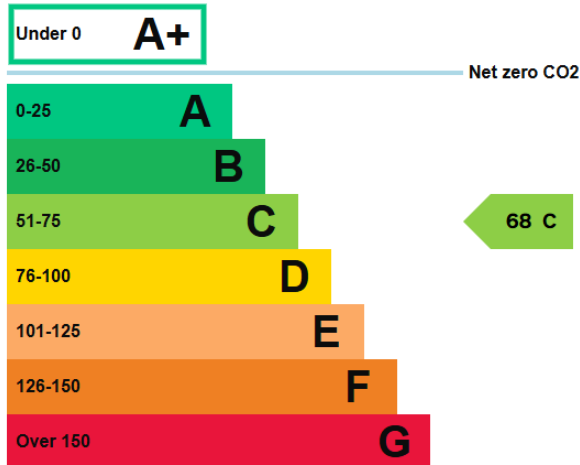
The Valuation Office Agency website states that from April 2026 the property has a Rateable value of £26,500.

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](http://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



## Lease Terms

The property is available on a new full repairing and insuring lease for a period of year to be agreed.

## 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

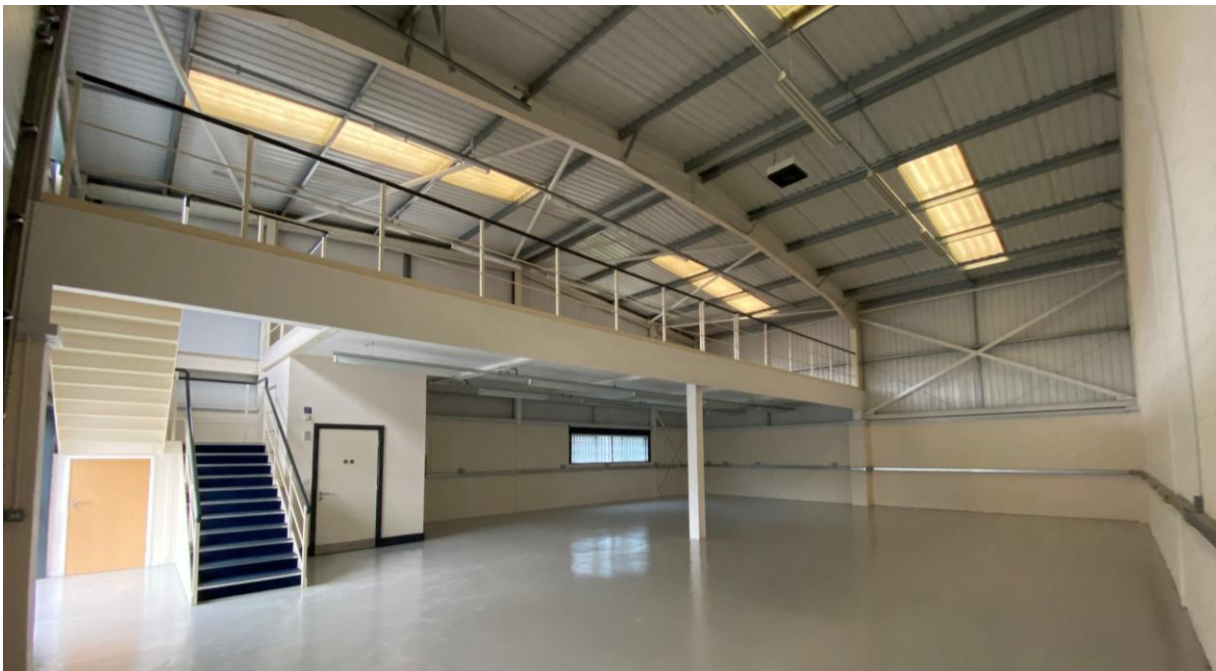
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## 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.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJGR/N93120 Date: 04.2026 Subject to Contract



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.