

# VERSATILE HIGH QUALITY MODERN OFFICES

Tewkesbury

**TO LET**  
LAST REMAINING SUITE  
4,610 sq ft (428.3 sq m)

**75% LET**

**Gulivers**  
EXPERIENCE IS LIFE  
sports travel

**healthcare rm**

**Travelodge**

**UK Mail**  
we deliver

**TRELLEBORG**

**intamarque**

**M5 J9**

**TRACKWISE**  
CONNECTING TECHNOLOGY

**Ashvale 2**

Cheltenham, Gloucester, Bristol & SW

Birmingham, Wales & The North

**Ashvale 2**  
**ASHCHURCH**  
BUSINESS CENTRE  
GL20 8NB

**A46**

**MOOG**

- ▶ Prime location - M5 J9
- ▶ Grade A office building
- ▶ Newly refurbished to high specification



# Ashvale 2

## DESCRIPTION

A modern two storey office building of steel frame construction with brick and cladding elevations.

The building is now 75% let to tenants healthcare firm and Gulliver's Sports Travel.

The last remaining suite has been recently refurbished and benefits from it's own dedicated entrance with private visitor parking. It has access

to a communal reception, newly installed facilities, a covered bike rack and outdoor areas. The suite has LED lighting throughout, 19 car park spaces, access to a large power load and secure high speed internet.

The majority of the Mitsubishi heating and cooling systems are newly installed and operated by a centralised touch screen control panel.



Neighbouring occupiers include

MOOG



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## LOCATION

The property is in a prominent position off the A46, adjacent to Junction 9 of the M5 which gives access to Bristol and the South West, Birmingham and the North and to Cardiff and South Wales via the M50.

A BP Filling Station with an M&S concession, and a Starbucks Café are situated within close proximity.

### DISTANCES

Ashchurch for Tewkesbury ➡ - 1 mile

Cheltenham - 8 miles

Gloucester - 12 miles

Birmingham - 45 miles

Bristol - 48 miles

London - 105 miles



# Ashvale 2

## ASHCHURCH BUSINESS CENTRE GL20 8NB



Ground floor plan

### ACCOMMODATION

International Property Measurement Standard (IPMS 3).

Ground floor (part let)	ft <sup>2</sup>	m <sup>2</sup>
Remaining suite	4,610	428.3

### EPC

This building has a rating of C71.

### TERMS

A new full repairing and insuring lease is available for a term to be agreed.

### RENT / SERVICE CHARGE

On application.

### BUSINESS RATES

The ground floor will need to be separately assessed for rating purposes.

### VALUE ADDED TAX

The building has been elected for VAT.

### SERVICE CHARGE

A service charge will be levied to the occupier for the costs associated with the common parts of the building and of the development.



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