



UNIT 7, 55 Hundred, Shannon Way, Tewkesbury Business Park, GL20 8GB

TO LET

WAREHOUSE UNIT

Unit 7
55 Hundred
Shannon Way
Tewkesbury Business Park
Tewkesbury
GL20 8GB

Measuring Approximately
3,389 sq ft (314.80 sq m)

Superb Quality End of
Terrace Unit

Available on a New Lease

Excellent Business Park
Location, Close to Junction 9
of the M5 Motorway



Location

Location

The property is situated just off Severn Drive within the established 55 Hundred scheme at Tewkesbury Business Park, one of the town's principle commercial locations. The scheme benefits from excellent road connections, lying approximately 1.5 miles from Junction 9 of the M5, with the A38 and A46 providing strong regional connectivity and access to the wider motorway network.

Tewkesbury town centre is approximately 2 miles to the west, with Cheltenham and Gloucester circa 10 miles to the south and Worcester approximately 15 miles north.

Tewkesbury Business Park is an established employment location with a strong manufacturing and distribution base, with major occupiers in the area including Moog, G4S and Hydro Building Systems, alongside a range of regional industrial and trade occupiers.

**M5
Junction 9**



1.5 miles

**Tewkesbury
Town Centre**



2 miles

Cheltenham

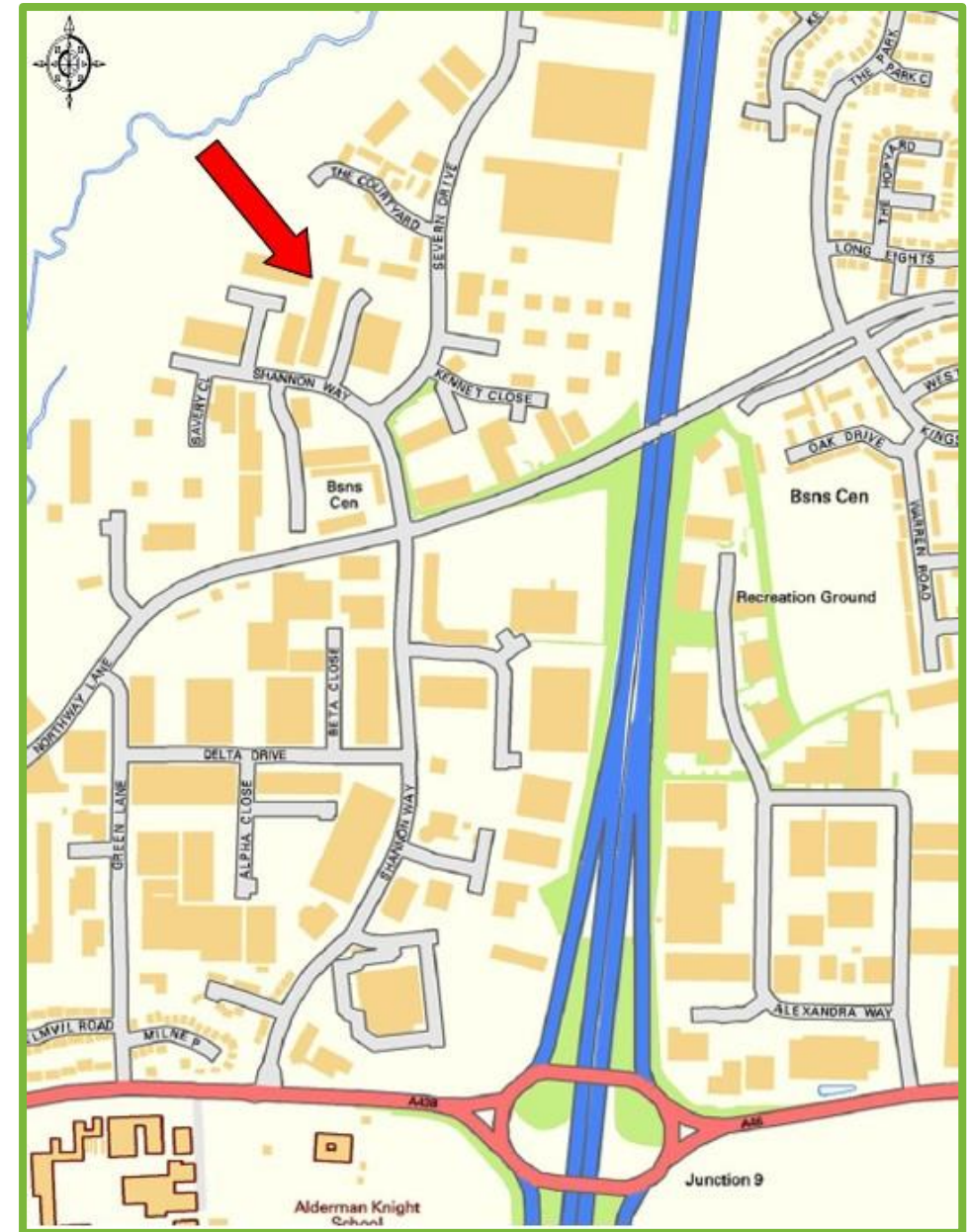


10 miles

Worcester



10 miles



Accommodation

Description

An end of terrace modern warehouse block constructed on a steel frame with brick and clad elevations under a profiled sheet roof providing an internal height of approximately 5.7 metres to the underside of the frame haunch.

A sectional overhead loading door is positioned in the front elevation provide vehicular access from a front yard car park area including 8 car parking spaces.

Ground floor and upper level windows are provided to the front and side elevation together with a pedestrian entrance door.

Currently the building is configured as a shell without offices and with single WCs. The unit has been fitted with two gas fired space heaters, contra-connections fans, sodium lighting units and security shutters.

All measurements are Approximate Gross Internal Areas (GIA)

Area	sq ft	sq m
Industrial Warehouse	3,389	314.80
TOTAL	3,389	314.80



On-site parking



Kitchenette



WC facilities





Rates | EPC | Terms

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.

Business Rates

The Valuation Office website states that from April 2026 the property has a rateable value of £38,500.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Lease Terms

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

Rent

Rent on application.

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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



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AK Ref: AJGR/N102193

Date: June 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
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SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.