

alder king

PROPERTY CONSULTANTS

FOR SALE



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 for sale with vacant possession on completion
- 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 situation 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

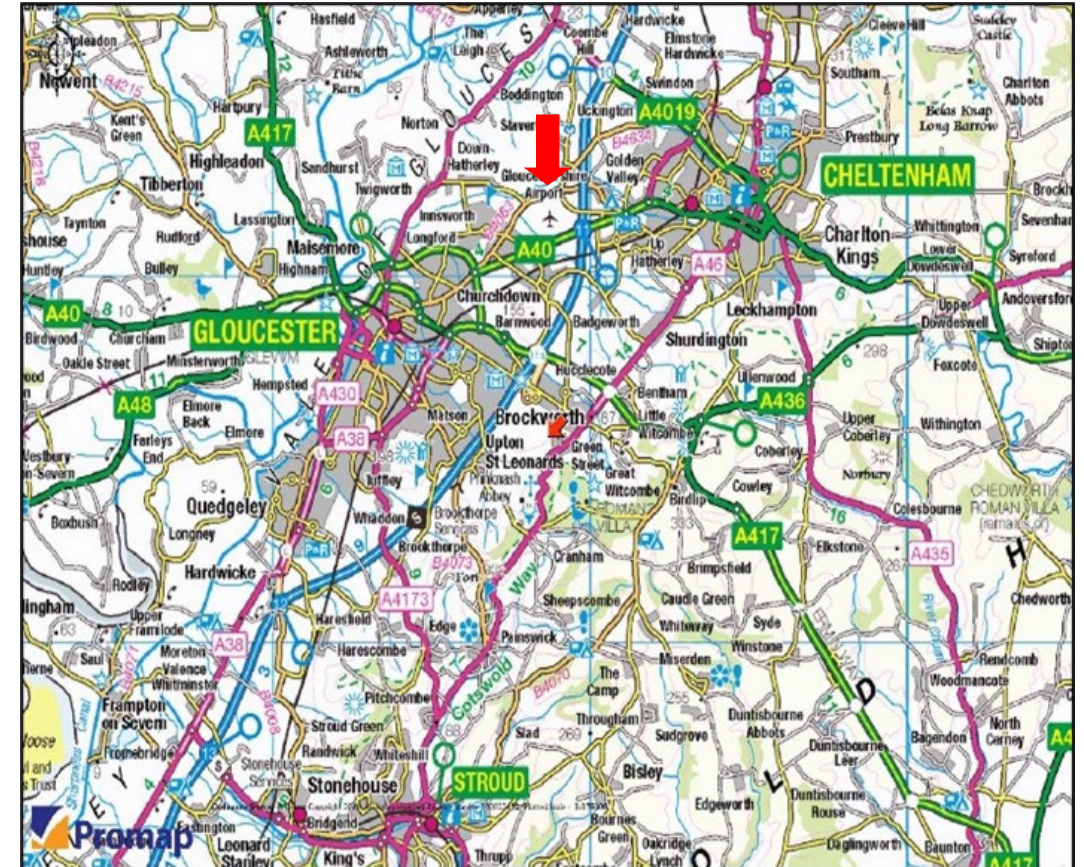
Cheltenham

4 miles

4 miles



Promap
LANDMARK INFORMATION GROUP





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



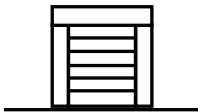
Recessed
lighting



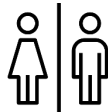
Onsite
parking



Surface level
Door



WC facilities



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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

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Terms

The property is available for sale with vacant possession on completion.

Price

On application.

Legal Costs

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

References

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

VAT

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

AML

A successful 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:



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AK Ref: AJGR/N95965

Date: August 2026

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Important Notice

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1. Money Laundering Regulations 2017

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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