



LANSDOWN

INDUSTRIAL ESTATE

Unit 25 2,017 - 8,582 sq ft (187.36 - 797.29 sq m)



UNDER REFURBISHMENT

TO LET

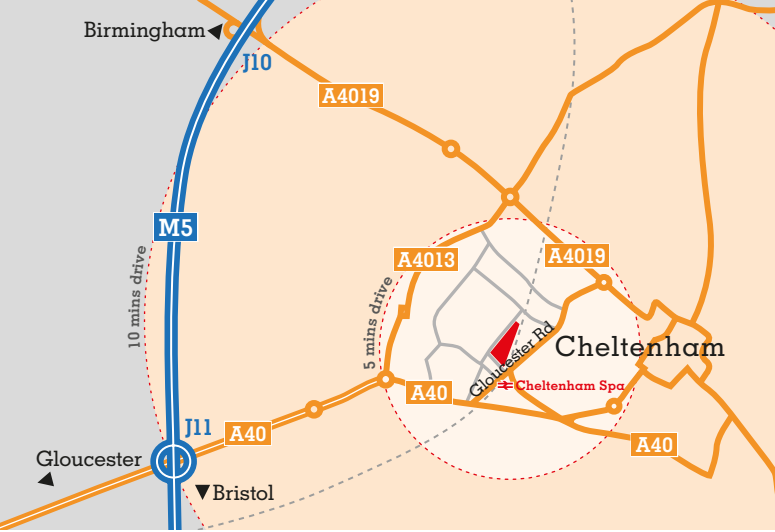
Refurbished Industrial/ Warehouse Unit

- Large secure yard area
- 2 full height roller shutter doors
- Parking and loading area to front
- Under full refurbishment by the Landlord

Lansdown Industrial Estate,
Gloucester Road, Cheltenham GL51 8PL



GL51 8PL



GL51 8PL

Location

Cheltenham is a large spa town and borough in Gloucestershire, located on the edge of the Cotswolds with a population of approximately 116,500. Lansdown Industrial Estate is centrally located just off the A40 on the western edge of Cheltenham, approximately two miles from Junction 11 of the M5 motorway and three miles from Junction 10 of the M5 motorway. Cheltenham Spa railway station is within 100 metres of the estate, with Cheltenham Town Centre a further one mile east. Cheltenham Spa railway station provides direct train links to Bristol (45 minutes), Birmingham (40 minutes) and London (2 hours). Cheltenham is situated approximately 9 miles from Gloucester, 40 miles from Bristol, 48 miles from Birmingham and 95 miles from London.

Description

Unit 25 fronts directly onto the main estate road with parking and loading to the front. Part of the unit is a self-contained bay with its own vehicular access. The unit is of steel frame construction with a mixture of facing brickwork and profiled cladding to the elevations under an insulated and profiled roof, incorporating translucent roof lights. With an internal eaves height of approximately 4.67m it is available following a full refurbishment programme. The main workshop area has the benefit of a vehicle door and there is a self-contained yard to the side and rear.

Accommodation

The unit comprises the following Gross Internal Area (GIA):

Unit 25	8,582 sq ft	797.29 sq m
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Asset Manager
CAISSON
INVESTMENT MANAGEMENT

Kurt Wyman
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Tenure

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

Rental

Upon application.

Service Charge

A service charge will be levied to the tenant to cover items associated with the common areas of the estate.

Business Rates

The unit is listed as Warehouse and Premises with a rateable value of £35,500 (2017 Rating List). Prospective tenants should contact Cheltenham Borough Council to establish the actual rates payable.

EPC

The energy performance rating is E-119. It is likely that this rating will improve on completion of the current refurbishment plan.

Viewing

For further information or to arrange a visit, please contact the joint letting agents:

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