

TO LET

Production/Warehouse, Cheltenham 32,478 sq ft (3017.30 sq m)



Popular Commercial Location

**Close to Junction 10/11
M5 Motorway**

Large Fenced and Gated yard

New Lease Available

1 & 2 Kingsditch Lane, Cheltenham, Gloucestershire, GL51 9PB

01452 380064

LOCATION

The property occupies a prominent position fronting onto the Kingsditch Lane in Cheltenham. The area is a well-established industrial/commercial location approximately 1 mile to the North West of Cheltenham Town Centre.

Kingsditch benefits from excellent road links with convenient access to junction 10 of the M5 Motorway via the A4019 Tewkesbury Road and Junction 11 of the M5 via Princess Elizabeth Way and the A40.

Direct access to Cheltenham Town Centre is via the A4019 Tewkesbury Road. Kingsditch is particularly popular with Trade Counter Operators and nearby occupiers include Screwfix, Speedy Hire, Travis Perkins, Malvern Tyres and Brandon Tool Hire.



DESCRIPTION

A self contained fenced and gated site extending to a approximately 1.56 acres with three Industrial buildings situated upon it, comprising :-

Building 1

An industrial unit of steel portal frame construction with a mixture of facing brickwork and profiled insulated cladding to the elevations under a profiled insulated roof. Vehicular access is via 2 up and over insulated loading doors.

The property benefits from predominantly open plan offices at ground and first floor level.

Ladies and gents WCs and a kitchen are installed.

The unit has a height to eaves of 6.80 m with height to the underside of steel truss of 5.80 m

Building 2

An industrial unit in 3 bays of concrete frame construction with a mixture of facing brickwork and profiled cladding to the elevations under a profiled insulated roof.

Vehicular access is via a roller shutter loading door into each bay.

The unit has a height to eaves of 3.65 m

External

There is car parking to the front of the property and extension yard/circulation areas to the side. The site is fenced and gated.

KEY INFORMATION



Floor Schedule

The property has the following floor area measured on a Gross internal Area basis (GIA)

	Sq ft	Sq m
Unit 1	17,736	1,647.68
Unit 2	14,742	1,369.54
Total	32,478	3017.30

Services

Mains water, drainage, gas and 3 phase electrical supply are connected to the site

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

The property has an EPC rating of C52

Business Rates

The property is currently assessed for business rates at £128,000 per annum.

Quoting Terms

The site is available by way of a new lease on a full repairing and insuring basis for a negotiable term of years.

The lease will be excluded from the Security of Tenure Provisions of the Landlord And Tenant Act 1954 Part II.

Quoting Rental

£185,000 per annum exclusive to be paid quarterly in advance.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT will be charged on the rent and service charge.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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