

FOR SALE

Industrial/Warehouse Unit

13,740 sq ft (1,276 sq m)



- **Detached Unit**
- **High Bay (8 metre eaves)**
- **Yard to Rear**
- **Two Storey office Block**

Unit 4, Kingsditch Trading Estate, Chosen View Road, Cheltenham, Glos. GL51 9LT

01452 380064

LOCATION

Kingsditch Trading estate is the largest industrial estate in Cheltenham, conveniently located within 3 miles of both junctions 10 and 11 of the M5.

The property fronts Chosen View Road and can be easily accessed off Swindon Road.

DESCRIPTION

A detached 'high bay' production/warehouse unit, the main features of which comprise:-

- Steel Portal Frame construction providing clear working/circulation space.
- Eaves height of 8 metres.
- High level Sodium lighting to production area.
- Electrically operated roller shutter doors.
- Car parking and secure rear yard area.
- Two Storey attached office block.



Schedule of Floor Areas

Production/warehouse	1,031m ²	11,103ft ²
Two story office block	245m ²	2,637ft ²
Total:	1,276m²	13,740ft²

All floor areas are measured approximately on a Gross Internal floor Area basis (GIA)

Services

Mains water, drainage and 3 phase electrical supply are connected to the property.

Gas (combi boiler) heating to office & hot water supply.

Oil fired heating to warehouse

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

EPC Rating

TBC

Business Rates

The property is assessed as Factory and Premises with a Rateable Value of £72,000.

Asking Price

£1,100,000 for the Freehold Interest with vacant possession upon completion.

Legal Costs

Each Party to be responsible for their own legal costs involved in the transaction.

VAT

All figures are quoted exclusive of VAT

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

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Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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