

# TO LET

**Industrial/Storage Unit**  
**7,837 sq ft (728.15 sq m)**



**Unit 1, Phoenix Works, Battledown Industrial Estate, Cheltenham GL52 6RU**

- **High quality refurbished Industrial/Storage Unit**
- **Well appointed modern ground floor offices and welfare facilities**
- **Excellent location close to Town Centre with convenient access to M5 Motorway**
- **Available for immediate occupation**

**01452 380064**

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**www.kurtwymansurveyors.co.uk**

### Location

Battledown Trading Estate is located off the B4075 Hales Road to the West of Cheltenham Town Centre. Junction 11 of the M5 motorway is circa 4 miles giving convenient access to both the Midlands and the Southwest.

### Description

An industrial/storage unit of steel frame construction with a mixture of facing brickwork/block and rendered brickwork to the elevations under an insulated pitched roof.

Features include :-

- A height to eaves of 3.6m
- A roller shutter loading door (4.5m high \* 5.25m high)
- High quality ground floor offices
- Powder coated aluminium windows and glazed entrance doors to offices
- Fully fitted staff kitchen & rest area
- Ladies, gents WC's and WC for the disabled

### Floor Schedule

The property has the following approximate floor areas measured on a gross internal area basis (GIA):-

Floor	Sq ft	Sq m
Industrial/warehouse	5,385	500.28
Offices	2,452	227.87
	=====	=====
<b>TOTAL</b>	<b>7,837</b>	<b>728.15</b>

### Services

Mains water, drainage, electricity and gas is connected to the property.

Heating to the warehouse is via a gas fired Powermatic hot air blower heater and heating to the offices is via a gas fired boiler and traditional 'wet' radiator system. The industrial unit benefits from Fluorescent Strip Lighting throughout.

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

### EPC Rating

The property has an EPC rating of D-89.

### Rating

The 2017 Rating List shows the property is assessed as Factory and Premises with a rateable value of £34,250.00

### Quoting Terms

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

### Quoting Price

£59,750 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

All prices are quoted exclusive of VAT.

**All viewings by prior appointment with:**

**Kurt Wyman Surveyors**

**01452 380064**

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