



# LANSDOWN

## INDUSTRIAL ESTATE

Units 31 - 32 & 37 - 38 1,939 - 4,055 sq ft (180.2 - 376.7 sq m)

Units 31-32



## TO LET

### Modern Refurbished Warehouse/ Industrial Unit

- Full height roller shutter door
- Parking and loading area to front
- Under full refurbishment by the Landlord
- Good eaves height at 7.1m

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL

Units 37-38



GL51 8PL



## Location

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).

## Description

The units are spread over two different terraces, each with the same construction. They comprise part brick and block elevations with profile metal cladding, beneath a steel portal frame pitched roof, clad with insulated metal profile sheeting incorporating 10% roof lights. The terraces each have 7.1m eaves, with each unit accessed via a full height loading door and separate pedestrian access.

Externally they benefit from a dedicated forecourt and parking.

## Tenure

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

## Rental

Upon application.

Asset Manager  
**CAISSON**  
INVESTMENT MANAGEMENT

**Kurt Wyman**  
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www.kurtwymansurveyors.co.uk

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## Service Charge

A service charge will be levied to the tenant to cover items associated with the common areas of the estate. Further information is available upon request.

## Accommodation

The units comprise the following Gross Internal Area (GIA):

Units	EPC	Sq ft	Sq m
Units 31-32	EPC D-78	4,055	376.7
Ground Floor Warehouse			
Unit 37	EPC D-94	1,923	178.7
Ground Floor Warehouse			
Mezzanine Floor		1,101	102.29
<b>TOTAL</b>		<b>3,024</b>	<b>280.99</b>
Unit 38	EPC D-88	1,939	180.19
Ground Floor Warehouse			

## Business Rates

The units have a combined assessment with other properties on the estate and would need to be re-assessed following occupation by an incoming tenant.

## Viewing

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

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