



# LANSDOWN

## INDUSTRIAL ESTATE

Unit 2A 4,691 sq ft (435.8 sq m)



## TO LET

To be refurbished Industrial/  
Warehouse Unit

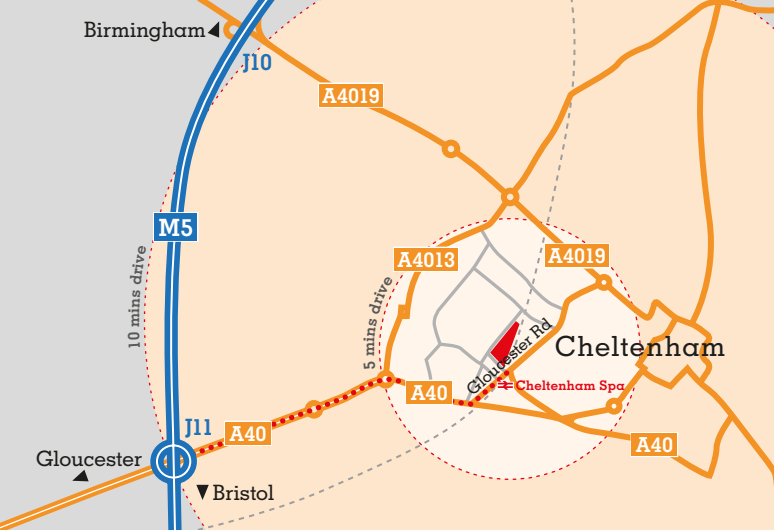
- Two full height roller shutter doors
- Secure yard accessed off Rowanfield Road
- To be refurbished by the Landlord

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL



Indicative photography

GL51 8PL



Indicative photography

## 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

The unit is of steel frame construction with a mixture of brickwork and profiled cladding elevations under an insulated and profiled roof, incorporating translucent roof lights. Internally the unit has an eaves height of approximately 4.67m. It is available following a full refurbishment programme.

Externally the unit benefits from a secure yard accessed from Rowanfield Road.

## Accommodation

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

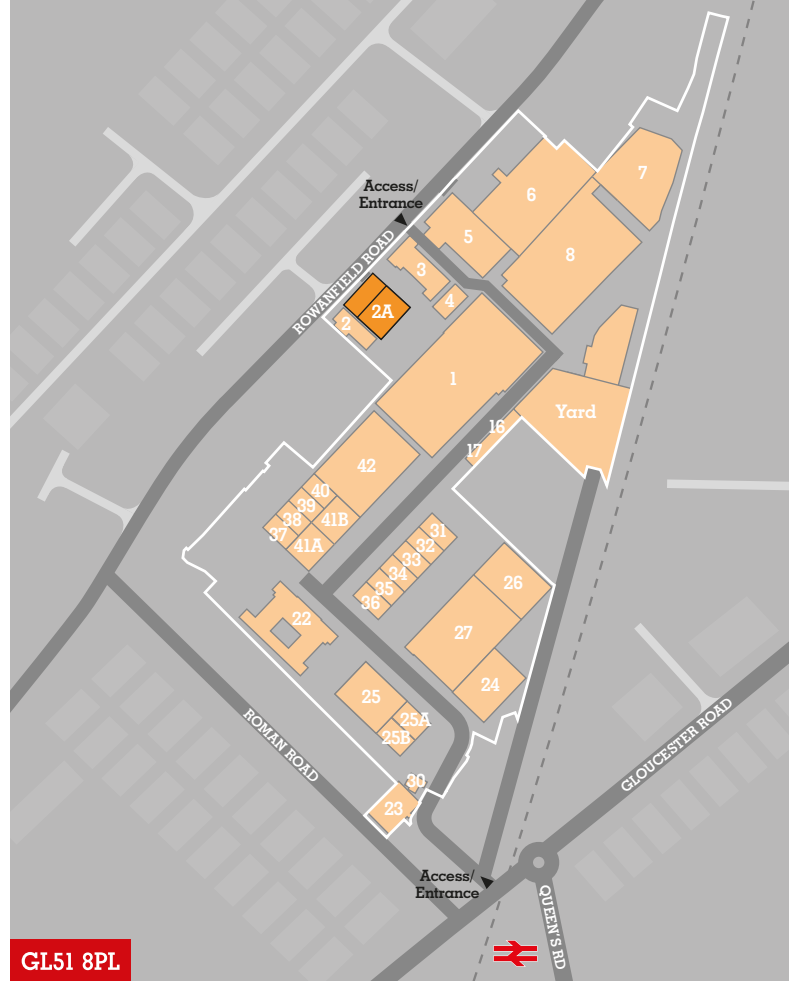
Unit 2A	4,691 sq ft	(435.8 sq m)
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Asset Manager  
**CAISSON**  
INVESTMENT MANAGEMENT

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

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Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KW/BK/BNP HD2310 11/19



GL51 8PL

## 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. Further information is available upon request.

## Business Rates

The unit will be separately assessed for commercial business rates.

## EPC

The energy performance rating is E-112. 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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