

TO LET

PRODUCTION/WAREHOUSE UNIT

18,305 SQ FT (1,700 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Unit 2, Chosen View Road, Kingsditch, Cheltenham, GL51 9LT

8m Eaves Height | Gantry Crane | Secure Yard/Parking | Popular Industrial Location



LOCATION

Kingsditch Trading Estate is the largest industrial estate in Cheltenham, conveniently located within 3 miles of Junctions 10 & 11 of the M5 Motorway.

The property fronts Chosen View Road, a cul-de-sac accessed off Swindon Road.

DESCRIPTION

- A detached high bay Warehouse production unit
- Integral 3-storey office block
- Portal Frame Construction providing clear working/ circulation space
- 8 metre high eaves
- 7 tonne gantry crane
- Sodium lighting
- Good vehicular access

FLOOR AREAS:

	Sq Ft	Sq M
Warehouse	13,095	1,216
3-Storey Offices	5,210	484
Total	18,305	1,700



KEY INFORMATION

SERVICES

Mains water, drainage 3 phase electricity and Gas is connected to the property.

Heating is via gas fired boiler/radiator central heating to the office block, and via gas fired warm air heaters to the warehouse.

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

EPC

C- 70

RATING

The property is listed as 'Workshop, Offices & Premises', with a rateable value of £98,500.

QUOTING TERMS

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

QUOTING RENTAL

£105,000 per annum exclusive.

LEGAL COSTS

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

VAT

All prices are quotes exclusive of VAT.




Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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