

# 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
- LED Lighting to Warehouse
- Good vehicular access

### FLOOR AREAS:

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





## KEY INFORMATION

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### 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 £115,000. (April 2023)

### 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.



**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

**Tel: 01452 380064**  
**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**  
**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

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