

TO LET

STORAGE UNIT WITH YARD/PARKING

2,403 SQ FT (223.21 SQ M)

Kurt Wymman
Surveyors & Property Agents



Unit 4, Bamfurlong Industrial Park, Cheltenham, GL51 6SX

Secure Yard | Close To J11 of M5 Motorway | Rental to Include 2 Nr. Large Storage Containers



LOCATION

The unit is located on the popular Bamfurlong Industrial Park just outside of Cheltenham.

The site benefits from excellent road links with close proximity to junction 11 of the M5 Motorway giving access to Birmingham to the North and Bristol to the South.

Unit 4 is sited on the edge of Gloucestershire Airport offering good circulation and Security.

DESCRIPTION

An industrial unit of steel frame construction with profile sheet to the elevations under a pitched profiled roof.

The main features comprise:

- 8m by 4m Electric Roller Shutter Door
- Exclusive Secure Yard
- Rental to include 2 Nr. large storage containers
- CCTV Coverage
- Close to J11 M5 Motorway
- Three Phase Electricity Supply
- Rental to include utilities costs and building insurance

Please Note: The unit does not have water supply, WC or Kitchen facilities.



KEY INFORMATION

SERVICES

Three Phase Electricity is connected to the property.

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

RATING

The unit is currently under a combined assessment for Business rating purposes. Further details from the marketing agent.

QUOTING TERMS

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

QUOTING RENTAL

£21,000 per annum exclusive.

LEGAL COSTS

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

VAT

All rentals are quoted exclusive of VAT.

EPC

EPC rating of D-78

The logo for Kurt Wyman Surveyors & Property Agents. It features a stylized green triangle to the left of the word 'Kurt' in a large, bold, sans-serif font. Below 'Kurt' is the word 'Wyman' in a similar font, with the 'W' being particularly large and stylized. Underneath 'Wyman' is the text 'Surveyors & Property Agents' in a smaller, white, sans-serif font. The entire logo is set against a black rectangular background.

Kurt
Wyman
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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