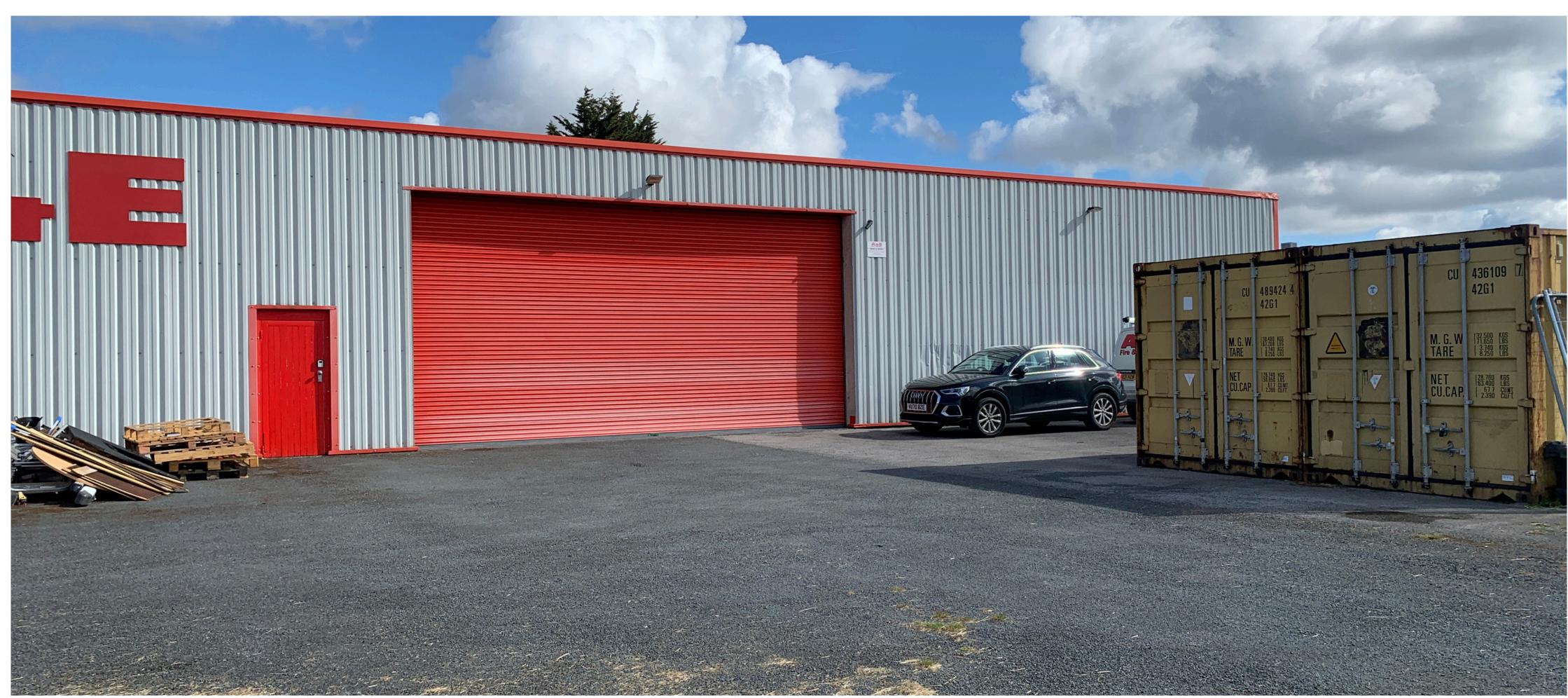
TO LET

STORAGE UNIT WITH YARD/PARKING

2,403 SQ FT (223.21 SQ M)





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

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



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.

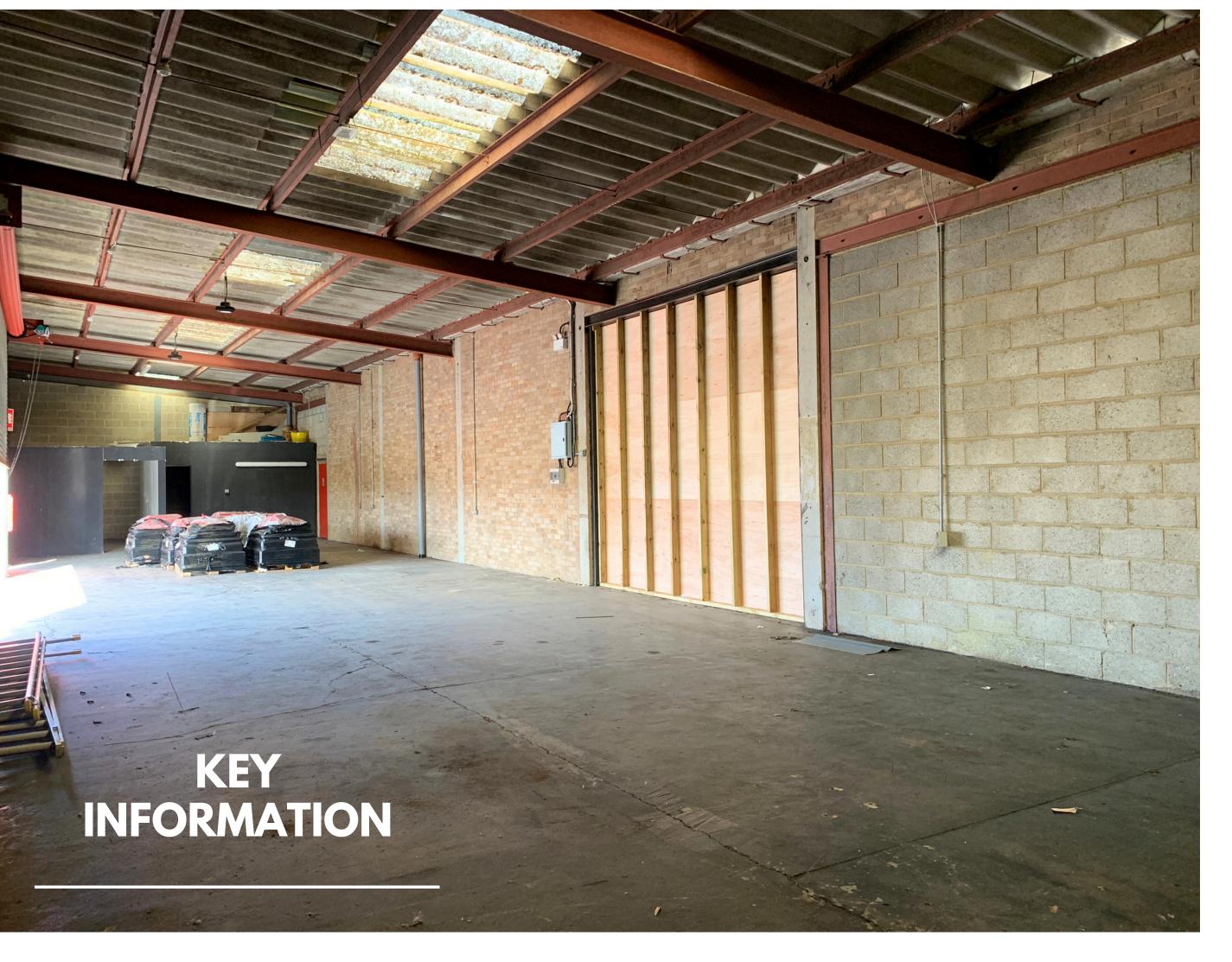
DESCRIPTION

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.



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

