/INDURENT



Industrial

UNIT 12 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

UNIT 12 | 4,985 SQ FT

Unit 12 offers 4,985 sq ft of refurbished industrial accommodation

Unit 12 offers 4,985 sq ft of refurbished industrial accommodation, suitable for a range of industrial or trade counter uses. The unit benefits from steel portal frame construction, roller shutter loading, LED lighting, upgraded office finishes, and accessible welfare facilities, with an approximate eaves height of 4.5 m. Generous on site parking supports efficient day to day operations.
Located approximately two miles west of Cheltenham town centre, the unit enjoys excellent connectivity to M5 Junctions 10 and 11, providing direct access to the national road network.

Lease Type	New



Unit Summary

- Ideal Trade Counter Units
- LED Lighting
- Refurbished Unit
- Roller Shutter Door
- Steel Portal Frame
- Office Accommodation

	Per Annum	Per Sq Ft
Rent	£46,111.25	£9.25
Rates	£18,463.00	£3.70
Service Charge	£4,396.26	£0.88
Insurance	£997.00	£0.20
Total Cost	£72,450.55	£14.53

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100408

+44(0) 808 169 7554

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Location

Just 2 miles from Junctions 10 and 11 of the M5, Kingsditch Trading Estate is a well-established trade and industrial zone serving Cheltenham and the wider South West.

Road
M5: 2 miles

Airport
Birmingham Airport: 50 miles

Rail
Cheltenham Spa Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)

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Key Contact



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