/INDURENT



Industrial

UNIT 16 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

UNIT 16 | 1,652 SQ FT

Unit 16 comprises 1,652 sq ft of modern, refurbished industrial space

Unit 16 comprises 1,652 sq ft of modern, refurbished industrial space, ideal for small industrial, workshop or trade occupiers. The unit benefits from a practical internal layout, roller shutter access, LED lighting, upgraded office accommodation and WC facilities, set within a well established and mixed use trading estate.
The unit is conveniently located close to Cheltenham, with easy access to M5 Junctions 10 and 11 and nearby retail and leisure amenities.
Service charges for this unit are to be confirmed.

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	£19,411.00	£11.75
Rates	£7,235.50	£4.38
Service Charge	£1,423.21	£0.86
Insurance	£330.40	£0.20
Total Cost	£29,223.62	£17.69

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/U6P0100412

+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	B (49)

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Key Contact



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