/INDURENT



Industrial

UNIT 19 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

UNIT 19 | 1,657 SQ FT

Unit 19 provides 1,657 sq ft of high quality industrial accommodation

Unit 19 provides 1,657 sq ft of high quality industrial accommodation, suited to a range of light industrial or trade uses. The unit features steel frame construction, roller shutter loading, LED lighting and modern welfare facilities, with eaves heights of approximately 4.5 m.
Situated within Kingsditch Trading Estate, the unit benefits from a strategic location approximately two miles west of Cheltenham, with strong road connectivity via the M5 motorway.
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	£19,469.75	£11.75
Rates	£6,112.75	£3.69
Service Charge	£1,427.51	£0.86
Insurance	£331.40	£0.20
Total Cost	£28,167.42	£17.00

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/U6P0100415

+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 (41)

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Key Contact



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