/INDURENT

Industrial

# UNIT 20 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

## UNIT 20 | 1,641 SQ FT

### Unit 20 offers 1,641 sq ft of refurbished industrial space

Unit 20 offers 1,641 sq ft of refurbished industrial space, well suited to small business, trade or workshop occupiers. The unit benefits from roller shutter access, LED lighting, upgraded office finishes and accessible WC facilities, within a managed estate environment with ample parking provision.
The unit enjoys excellent access to Cheltenham and the wider Gloucestershire area, with M5 Junctions 10 and 11 located within a short drive.
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

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £19,281.75 | £11.75 |
| Rates | £6,112.75 | £3.73 |
| Service Charge | £1,413.74 | £0.86 |
| Insurance | £328.20 | £0.20 |
| Total Cost | £27,954.46 | £17.04 |

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/U6P0100416

+44(0) 808 169 7554

Industrial

# UNIT 20 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

## 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 (44) |

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

## Key Contact



Lauren Willingham
Customer Engagement Manager

"Lauren is a Customer Engagement Manager based in the South."

+44(0) 808 169 7554