

**Unit 16 Coln Park
Andoversford
Cheltenham GL54 4HJ**



**For Sale
Industrial / Warehouse
2294 sq ft (213.08 sq m)
Including 702 sq ft (65.18 m) Offices**

Location

The property is situated in Andoversford , approximately 5 miles east of Cheltenham. The Estate is located just off the A40 trunk road, close to the junction with the A436 and lies close to the village of Andoversford. Junction 11a is approximately 8 miles to the west and Oxford, the A34 and the M40 are all within easy reach along the A40 to the east.

Description

The property comprises a single unit and is part of a terrace of connected units. It has the following key features :

- Concrete block with face brick, steel portal frame and profiled steel elevations
- Concrete screed floor
- 6.40m eaves height and 8.30m to pitch
- Sodium vapour lighting and skylights to warehouse
- Automated roller shutter door
- Disabled wc and kitchenette off ground floor lobby
- Wc and sink in warehouse
- Suspended ceiling with fluorescent tube lighting to underside of office floor.(2.6m)
- Security grill over rear fire door
- Entrance door with security grill and staircase to first floor off lobby
- Suspended ceiling and LED lighting panels to first floor
- Offices carpeted throughout
- Heating and cooling cassettes in ceiling
- Intercom for front door release
- Fire alarm board
- 2 parking bays to front and recharging point
- Rear yard (unsurfaced)

Accommodation

The approximate gross internal areas are as follows :-

	Sq ft	Sq m
Ground floor		
Warehouse Wcs, Kitchenette	1592	147.90
First floor		
Office	702	65.18
Total floor area	2294 sq ft	213.08 sq m

Terms

The property is to be sold Freehold with vacant possession

Price

The asking price is £350,000.00

Rates

Legal Costs

Each party to pay for their own costs.

VAT

All figures quoted are exclusive of VAT.

Environmental Performance Certificate

Available upon request

Viewing

By prior appointment with the sole agent Simon Noyes_Lewis of Noyes Lewis Commercial Property. Email snl@noyeslewis.com or mobile 07847 36872.