russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL/LOGISTICS, INDUSTRIAL / MANUFACTURING, TRADE COUNTER TO LET

£15 per sq ft

6,090 sq ft

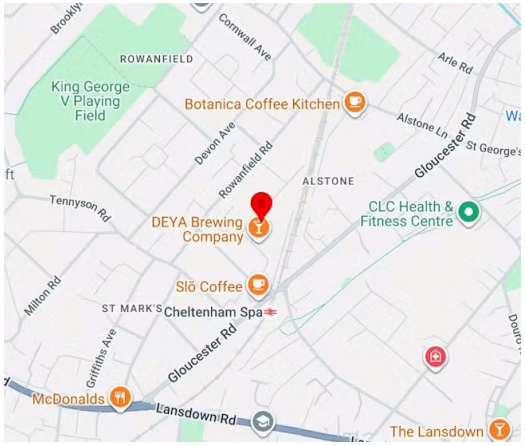
Unit 42B, Lansdown Industrial Estate, Cheltenham, GL51 8PL

Modern warehouse / trade counter in popular trading estate located in Central Cheltenham

- Centrally located in Cheltenham
- Popular trading estate
- 1 level loading door
- Ground floor offices and amenities
- 6 car parking spaces

0117-9732007
www.russellpc.co.uk









Description

The property comprises of mid-terraced warehouse / trade counter constructed of steel portal frame under a profile insulated clad roof incorporating C.10% roof lights, with block walls. Internally the unit is configured to provide ground floor office /reception with associated WC facilities and kitchenette. The warehouse benefits from LED lighting and a concrete floor. Access is provided via a electric up and over door with external loading area and 6 car parking spaces.

Location

Cheltenham is a large spa town and borough in Gloucestershire, located on the edge of the Cotswolds. Lansdown Industrial Estate is centrally located just off the A40 on the western edge of Cheltenham, approximately two miles from Junction 11 of the M5 motorway and three miles from Junction 10 of the M5 motorway. Cheltenham Spa railway station is within 100 metres of the estate, with Cheltenham Town Centre a further one mile east. Cheltenham Spa railway station provides direct train links to Bristol (45 minutes), Birmingham (40 minutes) and London (2 hours).

Cheltenham is situated approximately 9 miles from Gloucester, 40 miles from Bristol, 48 miles from Birmingham and 95 miles from London.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	5,599	520.16
Ground - Ground Floor Office	491	45.62
Total	**6,090**	**565.78**

Viewings

Please contact the marketing agent.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £15 per sq ft
- Business rates: £31,680 per annum
- Service charge: £2,744.07 per annum
- Legal fees: Each party to bear their own costs
- EPC: C (54)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.