

# LANDSDOWN

## INDUSTRIAL ESTATE

Unit 26 - 9,766 sq ft (907.26 sq m) / Unit 27 - 25,420 sq ft (2,361.51 sq m)

UNDER REFURBISHMENT

## TO LET

### Refurbished Industrial/ Warehouse Units

- Available individually or as a whole
- Large secure yard area with dual access
- Parking area to front and a shared yard/ parking area to the rear
- Under full refurbishment by the Landlord
- 3 full height roller shutter doors

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL



GL51 8PL



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## Accommodation

The units comprise the following Gross Internal Area (GIA):

Unit 26	9,766 sq ft	(907.26 sq m)
Unit 27	25,420 sq ft	(2,361.51 sq m)

## Tenure

A new full repairing and insuring lease is available for a term of years to be agreed.

## Rental/Service Charge

Rental upon application. A service charge will be levied to the tenant to cover items associated with the common areas of the estate.

## Business Rates

The units have a combined assessment with other properties on the estate and would need to be re-assessed following occupation by an incoming tenant.

## EPC

The units have a combined energy rating of E-104. It is likely that this rating will improve on completion of the current refurbishment plan.

## Viewing

For further information or to arrange a visit, please contact the joint letting agents:

## Location

Cheltenham is a large spa town and borough in Gloucestershire, located on the edge of the Cotswolds with a population of approximately 116,500. 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.

## Description

Units 26 - 27 offer two adjacent industrial warehouse units which are currently joined internally and are available individually or as a whole. Both units are of portal steel frame construction with full height block work internally and profiled cladding externally under a profiled and insulated roof incorporating translucent roof lights. Unit 26, located to the rear of the properties, benefits from ground floor offices whereas Unit 27 benefits from a ground floor reception area that fronts the main estate road with first floor offices above. Vehicular access to the units are via full height roller shutter loading door. Offices and welfare facilities are offered in both units. Both units have an internal eaves height of approximately 5.10m, and are available following a full refurbishment programme.

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