

# Unit 4 Centrum Park

## Kingsditch Lane, Cheltenham

### GL51 9FD

## To Let



#### Location

Unit 4 is located in a prime commercial location within Cheltenham, in close proximity to a number of national trade/retail occupiers. The property is accessed from Kingsditch Lane leading onto Tewkesbury Road (A4019), a main thoroughfare running through Cheltenham.

The property benefits from excellent transport links, with Junction 11 of the M5 approximately 3.5 miles south-west of Centrum Park. Surrounding occupiers include Euro Car Parts, Safestore, Dunelm and Homebase.

#### Description

The property consists of a detached light-industrial unit constructed in 2007 of steel portal frame construction under a profiled sheet steel bow roof incorporating 10% natural roof lights. The eaves height within the unit is 7.93 metres with an apex height of 9.92 metres.

Internally, there are two separate WC/disabled toilet facilities and integrated storage space. Access to the forecourt area is provided via two full height electric roller shutter doors and two

glazed pedestrian entrances. Externally there are 9 parking spaces available to the unit and dedicated loading space.

#### Accommodation

The property comprises the following approximate areas arranged over the ground floor, which have been measured on a Gross Internal Area basis (GIA):

	Sq m	Sq ft
<i>Ground</i>		
Warehouse	7,104	660.00
WC/Ancillary	378	35.14
<b>Total</b>	<b>7,482</b>	<b>695.14</b>

**EPC**

Available on request

**Rent**

Upon application

**Tenure**

Available by way of a new full repairing and insuring lease for a term of years to be agreed incorporating five yearly rent reviews

**Planning**

We understand the property benefits from B2 (General Industrial) / B8 (Storage & Distribution) planning consents. Interested parties are advised to make their own enquiries of the local planning authority

**Services**

The property has the benefit of mains water, mains drainage, gas and three phase electricity.

**Rateable Value**

We understand the rateable value of the property is £57,000 as per the 2017 VOA listing. Interested parties are advised to make their own enquiries of the VOA

**Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction



## Viewing & Further Information

Strictly by prior arrangement only with:

**Tom Ware**

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