

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

UNIT D4 TO LET GLOUCESTER ROAD, STAVERTON, GL51 0TF



- GROUND FLOOR AREA 3041 Sq Ft
- MEZZANINE FLOORS OF 1217 Sq Ft
 - 6 CAR PARKING SPACES
- STEEL PORTAL FRAME / INSULATED SHEET METAL CLADDING WITH PART BRICKWORK
 - RENT £40K PA + VAT
 - OTHER UNITS AVAILABLE
 - AVAILABLE FROM 1ST JAN 2026



RICS

12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The industrial unit was constructed in 2016 on a site of approximately 1 acre located in a prominent position on the B4063 within easy reach of both Cheltenham and Gloucester. The unit can be found close to Staverton Technology Park, Ashville Business Park and a short distance away from Land Rover car sales.

DESCRIPTION

The unit is constructed of a steel portal frame with brick work ground floor elevations and upper metal cladding. The unit has a rear Mezzanine floor and a front office. This unit has air conditioning. The unit has lavatory facilities and 3 phase power supply. This unit has 6 parking spaces and a roller shutter door

ACCOMMODATION (GIA) Listed from the Main Road going into the site.

UNIT D4

GF 19.54m x 14.46m = 282.54 sq m (3041 sq ft) +
Rear Mezz 14.45m x 6.25m = 90.31 Sq M (972 Sq Ft)
Front Office 5.72m x 4.59m = 26.25 (245 Sq Ft)

TOTAL AREA 399.1 Sq M (4295 Sq Ft) Parking 6

LEASE The property is available by way of a new FRI lease at a rent of **£40K PA + VAT** as of 1st Jan 2026

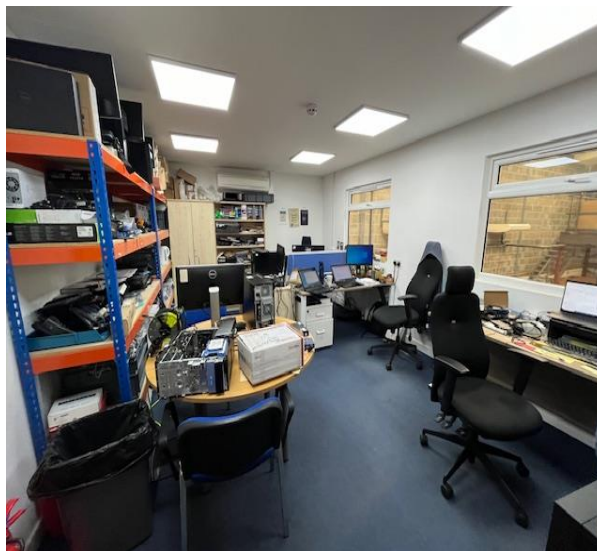
SERVICES - Mains, water, drainage, gas & 3 phase electricity are all supplied to the site.

RATES – To be Re Rated (Individually this unit should have an RV of c£24k)

EPC – 36 B (ex dec 2034)



Warehouse



Front Office

Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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