

# TO LET

## HIGH BAY PRODUCTION/WAREHOUSE UNIT

### 13,980 SQ FT (1,298.75 SQ M) + MEZZANINE STORAGE



**5 Kingsditch Lane, Cheltenham, Gloucestershire, GL51 9PX**

**Prominent Trade Location | 9m Eaves | Fenced & Gated Front & Rear Yards**

# DESCRIPTION

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A detached steel portal frame industrial warehouse unit with a mixture of facing brickwork and profiled cladding to the elevations under a profiled and insulated roof incorporating translucent rooflights. The main features include :-

- High bay - 9m to the eaves
- 2 roller shutter vehicular loading doors. One fitted with an internal rapid opening door.
- 3.2 Tonne travelling gantry crane.
- Compressor house
- Fenced and gated rear yard
- 33 marked car parking spaces

## Schedule of Floor Area

	Sq ft	Sq M
Warehouse/Production	12,506	1161.81
Offices/Showroom/WCs	1,474	136.94
Mezzanine storage	1,586	147.34
Total	15,566	1,446.09

The site extends to approximately 1.05 Acre (0.42 ha)



## LOCATION

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The property occupies a prominent position fronting onto the Kingsditch Lane in Cheltenham and close to the roundabout with A4019 Tewkesbury Road.

Located approximately 1 mile to the North West of Cheltenham Town Centre Kingsditch is the main industrial/commercial location within the town and is popular with trade counter occupier's. Nearby firms include Screwfix, Tool station , Selco Builders Merchants , Malvern Tyres and Bence roofing supplies.

Kingsditch benefits from excellent road links with convenient access to J10 and J11 of the M5 Motorway.



**KEY  
INFORMATION**

**RATING**

The property is assessed as factory and premises with a rateable value of £105,000.

**QUOTING TERMS**

The site is available by way of a new lease on a full repairing and insuring basis for a negotiable term of years.

The lease will be excluded from the Security of Tenure Provisions of the Landlord And Tenant Act 1954 Part II.

**QUOTING RENTAL**

£155,000 Per Annum Exclusive.

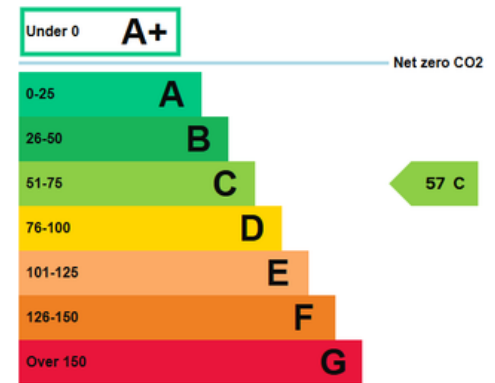
**LEGAL COSTS**

Each party will be responsible for their own legal fees involved in the transaction.

**VAT**

VAT will be charged on the rental.

**ENERGY  
PERFORMANCE  
CERTIFICATE**



**SERVICES**

Mains water, drainage, gas and a substantial 3 phase electrical supply is connected to the property.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**



**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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