

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

UNIT 4a

**MAIDA VALE BUSINESS CENTRE
LECKHAMPTON, CHELTENHAM GL53 7ER**

**MID TERRACED INDUSTRIAL UNIT
130.97 sq m (1409 sq ft)**

TO LET



- **CENTRALLY LOCATED**
- **WELL PRESENTED**
- **PARKING (2)**
- **AVAILABLE IMMEDIATELY**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION

Mead Road can be found approximately half way up Leckhampton Road, approximately one and three quarter miles from Cheltenham Town Centre. Maida Vale is a well-known secondary industrial estate with modern secure units on site.

DESCRIPTION

The property comprises of a mid terrace, light industrial unit constructed of steel frame having block work walls and metal cladding to incorporate a pitched with a metal clad roof with translucent roof lights.

ACCOMMODATION (GIA)

Main Area 18.04m x 7.26m = 130.97 sq m (1409) sq ft

Included in this square footage is a separate WC and allocated sink.

PARKING- The property has the benefit of two allocated parking spaces on the estate.

SERVICES - All main services are connected to the premises to including electricity, water, and drainage.

LEASE TERMS

The premises are available To Let by way of an assignment of the existing lease dated 24/2/2019 for a term of 8 years expiring on 23/2/2027. The rent currently payable is £14k pa + vat. On the 24/8/22 the rent will increase to £14,500 pa + vat and an additional £500 each succeeding year.

SERVICE CHARGE - There is an annualised service charge of £250

RATEABLE VALUE RV :£9500 Rates payable £0 with Relief.



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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