



LANSDOWN

INDUSTRIAL ESTATE

Unit 41B & 42 3,901 - 23,321 sq ft (362.4 - 2,166.6 sq m)



TO LET

Modern Refurbished Warehouse/ Industrial Unit

- Ground and first floor offices
- Ability to provide a range of sizes
- Three full height roller shutter doors
- Parking and loading area to front
- Under full refurbishment by the Landlord

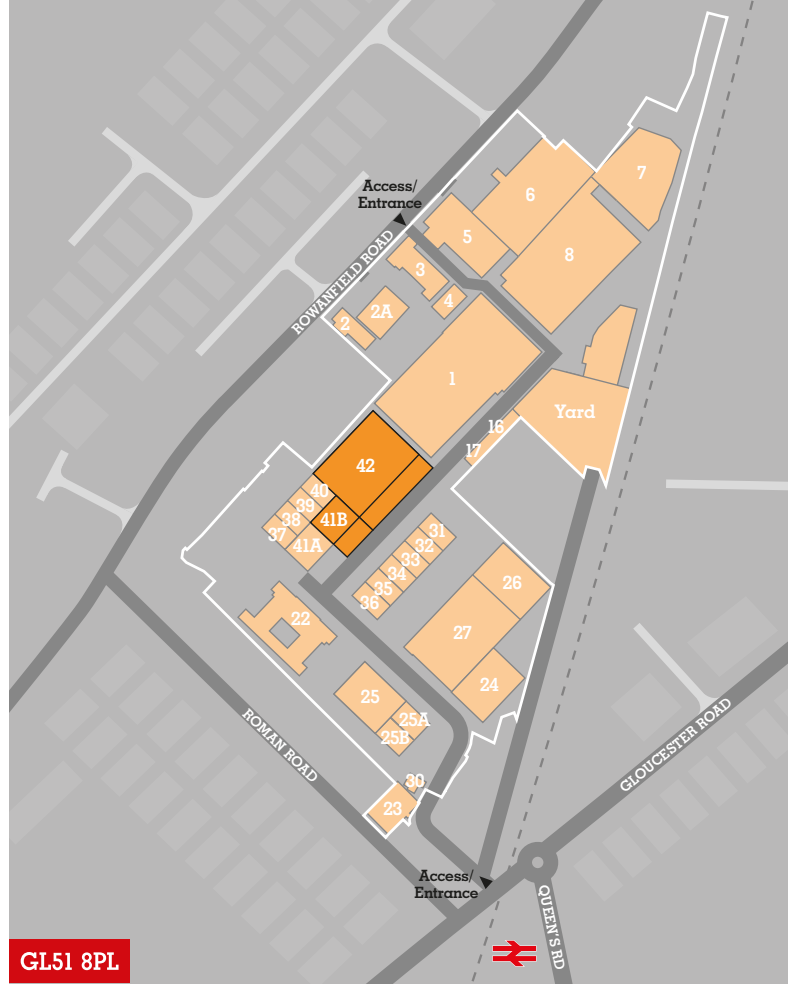
Lansdown Industrial Estate,
Gloucester Road, Cheltenham GL51 8PL



GL51 8PL



Indicative photography



GL51 8PL

Location

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).

Description

The terrace comprises part brick and block elevations with profile metal cladding, beneath a steel portal frame pitched roof, clad with insulated metal profile sheeting and 10% roof lights. The terraces each have 7.1m eaves. The accommodation is accessed by three full height loading doors and separate pedestrian doors. Internally the units comprise an open plan warehouse with a small aperture between Units 41B and 42. There are two storey offices down the front elevation of Unit 42 with separate pedestrian access.

Externally they benefit from a front forecourt with dedicated parking.

Tenure

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

Rental

Upon application.



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Service Charge

A service charge will be levied to the tenant to cover items associated with the common areas of the estate. Further information is available upon request.

Accommodation

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

Unit	EPC	Sq ft	Sq m
Unit 41B	EPC C-66		
Ground Floor Warehouse		3,901	362.4
Unit 42	EPC B-37		
Ground Floor Warehouse		17,257	1,603.26
Ground Floor Office		1,081	100.46
First Floor Office		1,081	100.46
TOTAL		19,420	1,804.18

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.

Viewing

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



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