

**Bishops Cleeve, Cheltenham**

GL52 8TW

- ▶ New industrial/warehouse unit
- ▶ 24,574 sq ft

**For Sale / To Let**

**Available now**



[www.furlongpark.co.uk](http://www.furlongpark.co.uk)



## THE SITE

- ▶ The site is positioned on the A435 which provides easy access to Jct 9 of the M5 to the north, and Kingsditch, Cheltenham to the south.
- ▶ Furlong Park is a development of new industrial/warehouse units. Unit 11 is the last remaining and is available for immediate occupation.

- ▶ Other occupiers include Four Anjels, Still Moving Media, Marmalade of London, Abitalia, D&J Contracting and TLV Euro Engineering.
- ▶ Unit 11 offers a smart, business premises providing flexible working space suitable for a range of uses such as industrial, distribution offices, R&D, or serves as an HQ facility.

### VAT

All figures within these terms are exclusive of VAT where applicable.

### Service Charge

There is an estate service charge for the upkeep and maintenance of the communal areas.

### Legal Costs

All parties are responsible for their own legal costs.

### Anti-money Laundering

A proceedable tenant will be required to comply with anti-money laundering regulations.

# ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
11	22,282 (2,070 sq m)	2,292 (213 sq m)	24,574 (2,283 sq m)

## General Specification

Flexible industrial/warehouse unit with an air conditioned fully fitted office space on the first floor.



8.4m clear internal height



Passenger lift



Air conditioned first floor fitted office



Two full height electric loading doors



Yard depth of 30m



Private gated yard



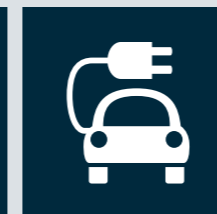
Landscaped environment



Detached unit



Potential for up to 24 car parking spaces



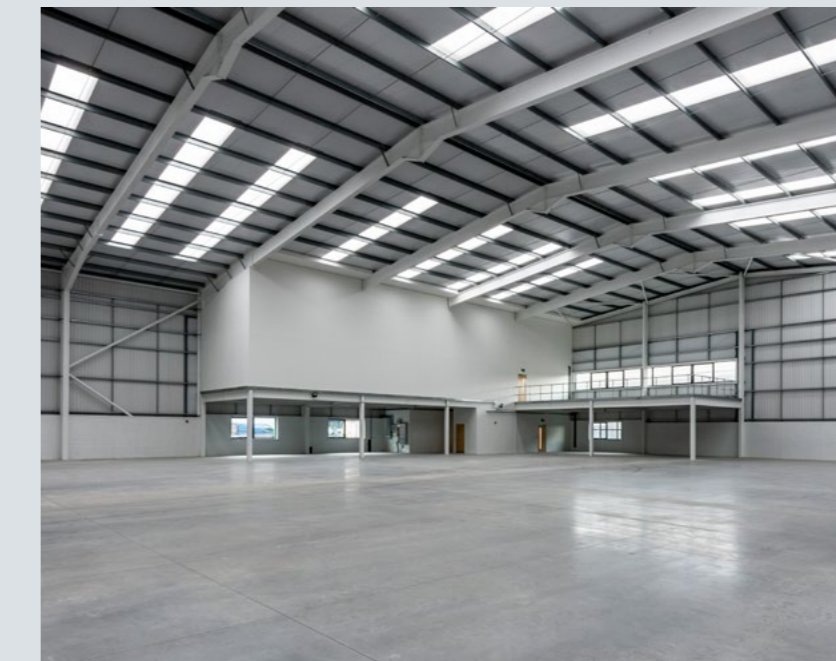
Electric vehicle charging points

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The unit is available to purchase or lease on terms to be agreed.



## GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

### The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking

# TRAVEL DISTANCES

Bishops Cleeve, Cheltenham, GL52 8TW

## Road

Cheltenham	3.5 miles
Gloucester	12 miles
Bristol	45 miles
Swindon	35 miles
M5 J10	4.5 miles
M5 J9	6.5 miles

## Rail

Cheltenham	4 miles
Gloucester	11 miles

## Airport

Bristol Airport	52 miles
Birmingham Airport	56 miles



More information available through the joint marketing agents:



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