

Knightsbridge Business Centre Cheltenham GL51 9TA



Incentives available for new leases

Warehouse or Factory space To Let

995 sq ft (92.44 sq m) to 2074 sq ft (192.66 sq m)

Location

The Business Centre is located off the A4019 Tewkesbury Road, approximately 1 mile west of Junction 10 of the M5 Motorway and 4 miles west of Cheltenham's town centre. It benefits from easy access to all the regional commercial centres and has some local amenities such as pubs and shops close by.

Description

The Business Centre comprises various industrial, office and a retail premises. The unit has the following key features :

- Concrete block walls and profile steel cladding to walls and roof
- Concrete floor
- Insulation panels to ceiling
- Skylights and fluorescent tube lighting
- WC
- Flexible parking
- Secure environment

Accommodation

The approximate gross internal areas are as follows :-

	Sq ft	Sq m
Unit 28	995	92.44
Unit 31	995	92.44
Unit 32	2865	266.16

Terms

The unit is available on flexible terms on the basis of effective full repairing and insuring leases, to be outside of the security provisions of The Landlord and Tenant Act 1954. A service charge will be payable.

Rental

Unit	Asking rental £ pa exclusive
28	£6950.00
31	£6950.00
32	£18500.00

Rates

The unit has been individually assessed and details can be provided on request.

Legal Costs

Each party to pay for their own legal and surveyors costs involved with the transaction

Viewing

By prior appointment with the sole agent Noyes Lewis Commercial Property on 0845 6026242 or Julia Colquhoun on 01242 680407