



Unit 24 Neptune Business Park,
Tewkesbury Road,
Cheltenham, GL51 9FB

- Modern warehouse unit with extensive mezzanine office space
 - Approximately 3 miles from the M5
- Located near various established trade units and retailers

**To Let /
For Sale**

**593.9 sq m
(6,393 sq ft)
Approx.**

**REDUCED TO
SELL (OR LET)**



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

Neptune Business Park is a modern trade / industrial park situated off Tewkesbury Road, approx. 0.2 miles from Cheltenham Trade Park, less than 0.5 miles from Kingsditch Retail park and located approx. 3 miles from the M5.

Nearby occupiers include Clay & Rock, Jumpin' Fun, Kwik Fit and Abbey Business Interiors.

what3words ///lasts.
bucket.pretty



Description

The premises comprise a mid terrace unit of steel portal frame construction.

Externally, there is profile steel cladding to walls and part glazing with glazed double entrance doors and an electric roller shutter loading door within the front elevation. There are 8 car parking spaces and a loading bay to the front of the property.

Internally, the unit provides production and warehouse space. There are extensive mezzanine offices which benefit from suspended ceilings with recessed lighting, perimeter and underfloor trunking, air conditioning and electric heating.

The eaves height is approx. 6.5 m.

Accommodation

The approximate Gross Internal Floor Area (GIA) is as follows:

Ground floor:	388.9 sq m (4,186 sq ft)
Mezzanine Offices:	205.0 sq m (2,207 sq ft)
Total:	593.9 sq m (6,393 sq ft)

To Let Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

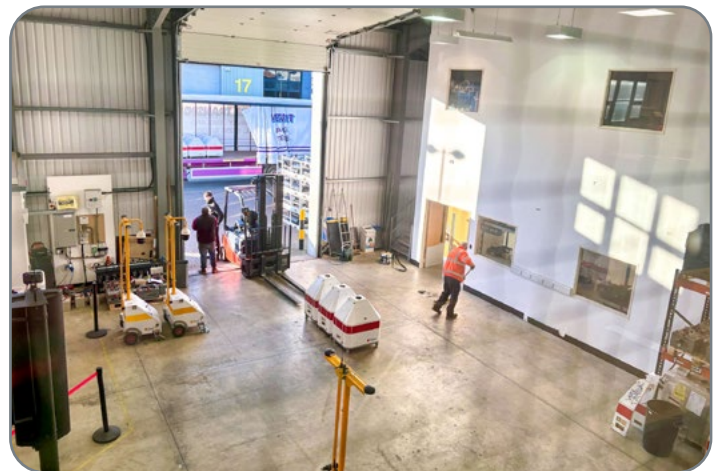
Quoting rent: £58,000 per annum exclusive.
Incentives available,

further details on application.

For Sale Terms

Alternatively, the client will consider a sale of the virtual freehold (999 years from 2008), subject to vacant possession.

Guide price: £550,000



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Rates

Rateable Value to be reassessed.

EPC

EPC D (84).

Full report available on request.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Legal Fees

Each party to bear its own legal costs incurred in the transaction.



VAT

We understand VAT may be payable on the rent or price. Intending purchasers or lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Viewing

By prior appointment with KBW.

Ref: 529040

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