



TO LET

Unit 21C

**Bamfurlong Industrial Park
Bamfurlong Lane
Cheltenham
GL51 6SX**

**Industrial Warehouse
Unit**

**730 sq ft (67.79 sq m)
Approximate Gross
Internal Area**



Location

Location

The unit is located in Bamfurlong Industrial Park which is superbly situated midway between Cheltenham and Gloucester; Gloucester City Centre being approximately 6 miles west and Cheltenham City Centre approximately 5 miles east.

Junction 11 of the M5 Motorway is approximately 3 miles away, and access to the park is from Bamfurlong Lane via the B4063 (Old Gloucester Road), and within close proximity of Gloucestershire Airport.

Other occupiers within the immediate vicinity include Screwfix, The Fulfilment Warehouse, A & E Fire & Security and AGD Systems Ltd.

**Cheltenham
City Centre**



5 miles

**Gloucester
City Centre**

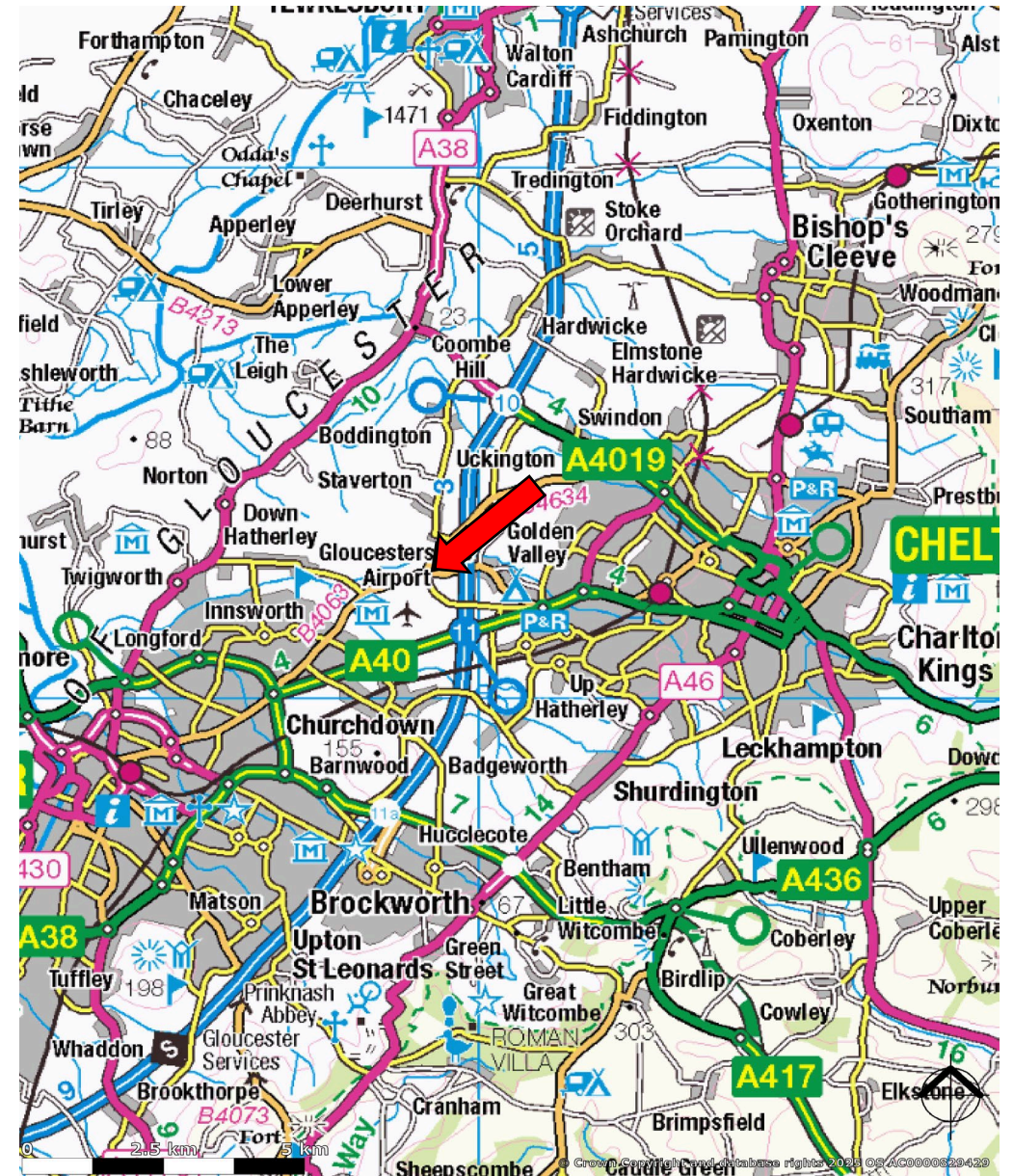


6 miles

**M5
Motorway**



3 miles



Accommodation

Description

The property comprises part of a single storey industrial warehouse building of steel framed construction with brick and clad elevations, beneath a pitched, insulated and profile clad roof incorporating translucent sky lights.

Internally the unit provides warehouse/workshop space.

The internal clear height is approximately 2.4m, measured to the underside of the frame haunch.

Access is provided via a personal door within the side elevation.

Parking

Car parking is available to the front of the building.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation

Approximate gross internal areas

Area	Sq ft	Sq m
Unit 21C	730	67.79

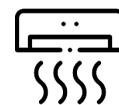
**Onsite
Car Parking**



**Open Plan
Layout**



**Air Conditioning
Systems**



**Fluorescent
Lighting**





Rates | EPC | Terms

Business Rates

The Valuation Office Agency website states that from April 2026 the property has a rateable value of £4,050.

Interested parties should make their own enquiries to appropriate billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

44/B

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing and insuring lease for a period of years to be agreed.

Rent

£10,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
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AK Ref: 101280 Date: January 2026 Subject to Contract



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COMMERCIAL
AGENCY



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ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.