

**UNIT J**

# ASHVILLE TRADING ESTATE

THE RUNNINGS, CHELTENHAM, GL51 9PT

**TO LET**



**FULLY  
REFURBISHED  
UNIT**

**AVAILABLE TO  
OCCUPY NOW**

**7,918 SQ FT (735.6 SQ M)**

**EXCELLENT  
LINKS TO J10  
AND J11 M5**

**TWO ROLLER  
SHUTTER  
LOADING DOORS**

# UNIT J FULLY REFURBISHED



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### LOCATION

- Ashville Trading Estate is located on The Runnings on the established Kingsditch Trading Estate which is situated on the north west edge of Cheltenham.
- The location has strong communication links, to the north west via the A4019 connecting to J10 M5 and to the south west via the A40 connecting to J11 M5 and Gloucester.

### DESCRIPTION

- Fully refurbished, including new roof with 10% roof lighting.
- Unit J comprises an end-of-terrace industrial unit of steel portal frame construction with brickwork elevations and benefits from a large front yard for loading and parking. The unit has been fully refurbished including a new roof.
- Access is via two roller shutter doors measuring approx. 5.00m high by 3.05m wide and separate pedestrian access leading into the office accommodation.
- Eaves height of 5.59m
- The office accommodation to the front is configured to provide ground and first floor offices with associated welfare.
- We understand the unit benefits from mains services.



### ACCOMMODATION

Unit J	SQ FT	SQ M
Warehouse	6,454	599.64
Ground Floor Office	732	68.01
First Floor Office	732	68.01
<b>Total GIA</b>	<b>7,918</b>	<b>735.66</b>

The property is measured on a GIA basis

**RATEABLE VALUE** We understand the Rateable Value is £32,000 and is listed as Workshop and Premises.

**PLANNING** We understand the premises are suitable for Use Class B2 and B8.

**EPC** The building has an EPC rating of C.

**TERMS** The unit is available to let on a full repairing and insuring basis, with a term to be agreed.

**VAT** All figures are exclusive of VAT.

**LEGAL COSTS** Each party to be responsible for their own legal costs.

**ANTI MONEY LAUNDERING** The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING & FURTHER DETAILS** For an appointment to view or for further information please contact the joint marketing agents:



Rupert Elphick  
rupert.elphick@realestate.bnpparibas

George Lynch  
george.lynch@realestate.bnpparibas



Chris Miles  
chris@russellpc.co.uk

Josh Gunn  
josh@russellpc.co.uk