

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

UNIT 2, THE BRAMERY, CHELTENHAM GL51 8HE

FOR SALE OR TO LET
(3027 Sq Ft)



- 3 PHASE ELECTRICITY
- STEEL PORTAL FRAME
 - CONCRETE BASE
 - 4.12 m EAVES HEIGHT
- ROLLER SHUTTER DOOR
- PARKING FOR 4 VEHICLES

LOW BAY ENERGY SAVING SODIUM LIGHTING

NEW LEASE / £23,750PA + VAT

FOR SALE / GUIDE PRICE £300K + VAT

AVAILABLE JAN 2026



RICS

12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The Bramery lies within a mixed commercial and residential area of the A40, Gloucester Road. The west of Cheltenham town centre is half a mile away, and junctions 10 and 11 of the M5 lie within 3 miles. Gloucestershire Airport lies adjacent to junction 11 of the M5.

DESCRIPTION

A single storey production warehouse/B1 light industrial unit which is constructed of a steel portal frame with block work walls and coloured metal external cladding. The roof is constructed of corrugated insulated metal sheeting, with translucent roof lights. There is a Mezzanine floor within the unit.

Accommodation (GIA)

Unit 2

Ground Floor Warehouse	8.54m x 9.95m = 84.97 Sq M
Ground floor under mezzanine	3.11m x 5.32m = 16.52 Sq M
Ground Floor Machine Room	3.11m x 5.32m = 16.52 Sq M
Ground Floor Front Office	5.67m x 8.66m = 49.10 Sq M
Ground Floor Rear Office	4.47m X 3.29m = 14.70 Sq M
Rear Server Room	1.15m x 2.34m = 2.69 Sq M
Disabled W/c + Single W/c	
First Floor Mezz Kitchen	2.52m x 4.02m = 10.13 Sq M
First Floor Mezz Floor	9.88m x 9.19m = 81.34 Sq M
Additional Mezz Area	4.13m x 2.62m = 10.82 Sq M

Total Area

281.22 Sq M (3027 Sq Ft)

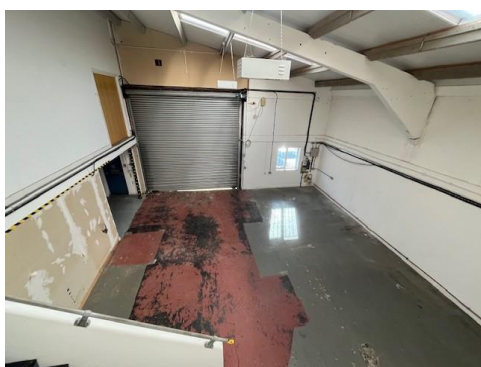
LEASE The property is available to let on a new IRI lease at £23,750pa + vat from 1st Jan 2026

SALE – The unit is available FOR SALE off a guide price of £300k + vat

SERVICES All main services are connected to the premises to include three phase electricity.

USE – Use Class E

EPC – E102



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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