

alder king

PROPERTY CONSULTANTS

TO LET

Units 1 and 2, Mackenzie Way

Off Manor Road, Cheltenham, GL51 9TX



Just Unit 1 Remaining Available

Prominent Modern Industrial Units – Approximately 5,792 sq ft (538.21 sq m) and 6,481 sq ft (602.10 sq m)

Combining to 12,273 sq ft (1,140.31 sq m)

To Let Individually or as a Whole

- Excellent Location adjacent to Gallagher Retail Park
- 300m for the A4019 Tewkesbury Road
- Return Frontage to Manor Road

Preliminary Particulars

Location

The premises are accessed from Mackenzie Way, off Manor Road approximately 300m from its junction with the A4019 Tewkesbury Road.

This is Cheltenham's prime commercial location with occupiers close by including Spirax Sarco, Cotswold Architectural Products and Bence. The Gallagher Retail Park is adjacent, and many roadside occupiers are also represented in Tewkesbury Road including HR Owen, Lidl, Aldi and Sainsbury's.

The Tewkesbury Road provides access to Cheltenham town centre approximately 1.75 miles south east and to Junction 10 of the M5 Motorway approximately 2 miles north west. Junction 11 of the M5 is approximately 3.5 miles south west.

M5



2 miles to Junction 10

M5



3.5 miles to Junction 11

Cheltenham Town Centre

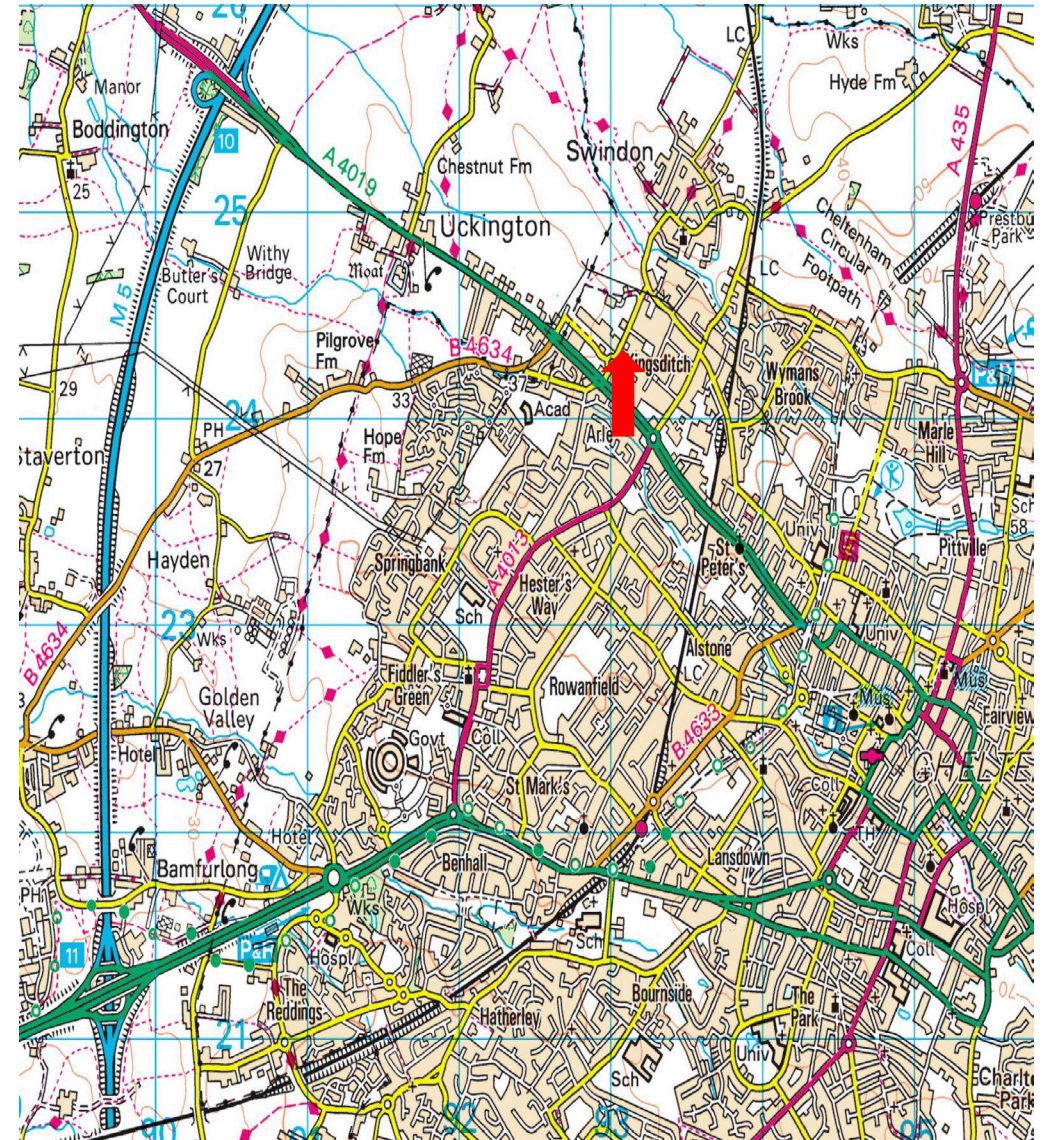


1.75 miles

Gloucester



10 miles



Accommodation

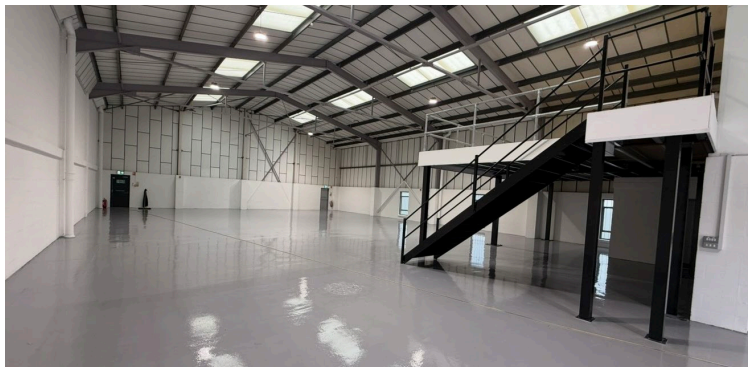
Description

Units 1 and 2 are terraced industrial warehouse buildings, Unit 1 being at the end of the terrace with return frontage to Manor Road.

They are constructed with steel frames and steel trussed roofs with brick, block and clad elevations. The construction provides for an internal clear height of approximately 5.6m.

Access is via sectional overhead loading doors and each unit has ground and first floor office and ancillary accommodation. Unit 1 has a mezzanine floor added to the rear of the office area providing additional office and storage space.

Externally there are car parking and loading areas.



Area	Sq ft	Sq m
Unit 1		
Industrial Warehouse Area	4,399	408.64
Ground Floor Office and Ancillary	516	47.91
Ground Floor Office and Stores under Mezzanine	525	48.82
First Floor Office Area	516	47.01
Mezzanine Offices	525	48.82
TOTAL	6,481	602.10



Area	Sq ft	Sq m
Unit 2 Now Let		
Industrial Warehouse Area	4,798	445.79
Ground Floor Office and Ancillary	497	46.21
First Floor Office Area	497	46.21
TOTAL	5,792	538.21



Services | Planning | Rates | EPC | Terms

Services

We are advised that all 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.

Planning

The properties have most recently been used for storage and light industrial uses but any occupier should make their own enquiries to the Planning Department of Cheltenham Borough Council. Tel: 01242 262626 or www.cheltenham.gov.uk

Business Rates

The Valuation Office Agency website describes the properties as Workshop and Premises with a rateable value from April 2026 of £78,500.

Interested parties should make their own enquiries to Cheltenham Borough Council 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

The EPC Rating is Unit 1 C (73) and Unit 2 C (75). The full certificates can be provided on request.

Code for Leasing

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

Terms

The properties are available on new leases on terms to be agreed.

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 may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser 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
Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: AJGR/100678
Date: January 2026
Subject to Contract



Adrian Rowley
01452 627133
07771 874 175
arowley@alderking.com



Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.