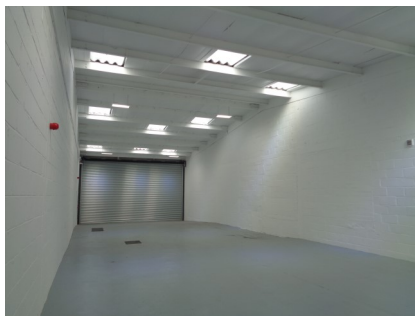
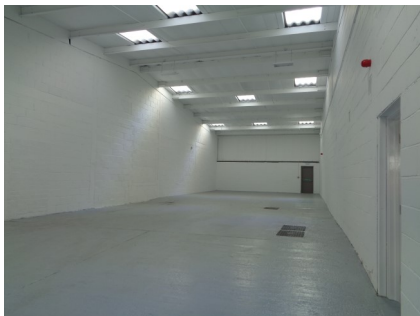


To Let

Industrial Unit, Cheltenham

2,017 sq ft (187.39 sq m)



Unit 25c, Lansdown Industrial Estate, Gloucester Road, Cheltenham GL51 8PL

- **Modern and refurbished units**
- **Well located opposite Cheltenham Railway Station**
- **Car Parking**

01452 380064

**Kurt
Wyman**
Surveyors & Property Agents

Location

Lansdown Industrial Estate is centrally located just off the A40 on the western edge of Cheltenham, approximately two miles from Junction 11 of the M5 motorway and three miles from Junction 10 of the M5 motorway.

Cheltenham Spa railway station is located directly opposite the estate, with the Town Centre one mile to the east.

Description

Unit 25c fronts directly onto the main estate road with parking and loading to the front. The unit is a self-contained bay with its own vehicular access.

The unit is of steel frame construction with a mixture of facing brickwork and profiled cladding to the elevations under an insulated and profiled roof, incorporating translucent roof lights.

With an internal eaves height of approximately 4.67m it is available having undergone recent refurbishment.

Services

Mains water, drainage, and electricity is connected to the property.

NOTE : None of the services or appliances have been tested by Kurt Wyman Surveyors.

Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the estate. Full details available from the marketing agents.

EPC Rating

The property is rated as C56

Rating

The warehouse is currently assessed at £8,271 as part of a wider assessment of 25/25c.

Quoting Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

Quoting Rental

£16,136 per annum

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

All viewings by prior appointment with:

Kurt Wyman Surveyors

01452 380064

info@kurtwymansurveyors.co.uk