



# LANSDOWN

## INDUSTRIAL ESTATE

Units 5 - 8 14,676 - 95,880 sq ft (1,363.40 - 8,907.25 sq m)



## TO LET

### Refurbished Industrial/ Warehouse Units

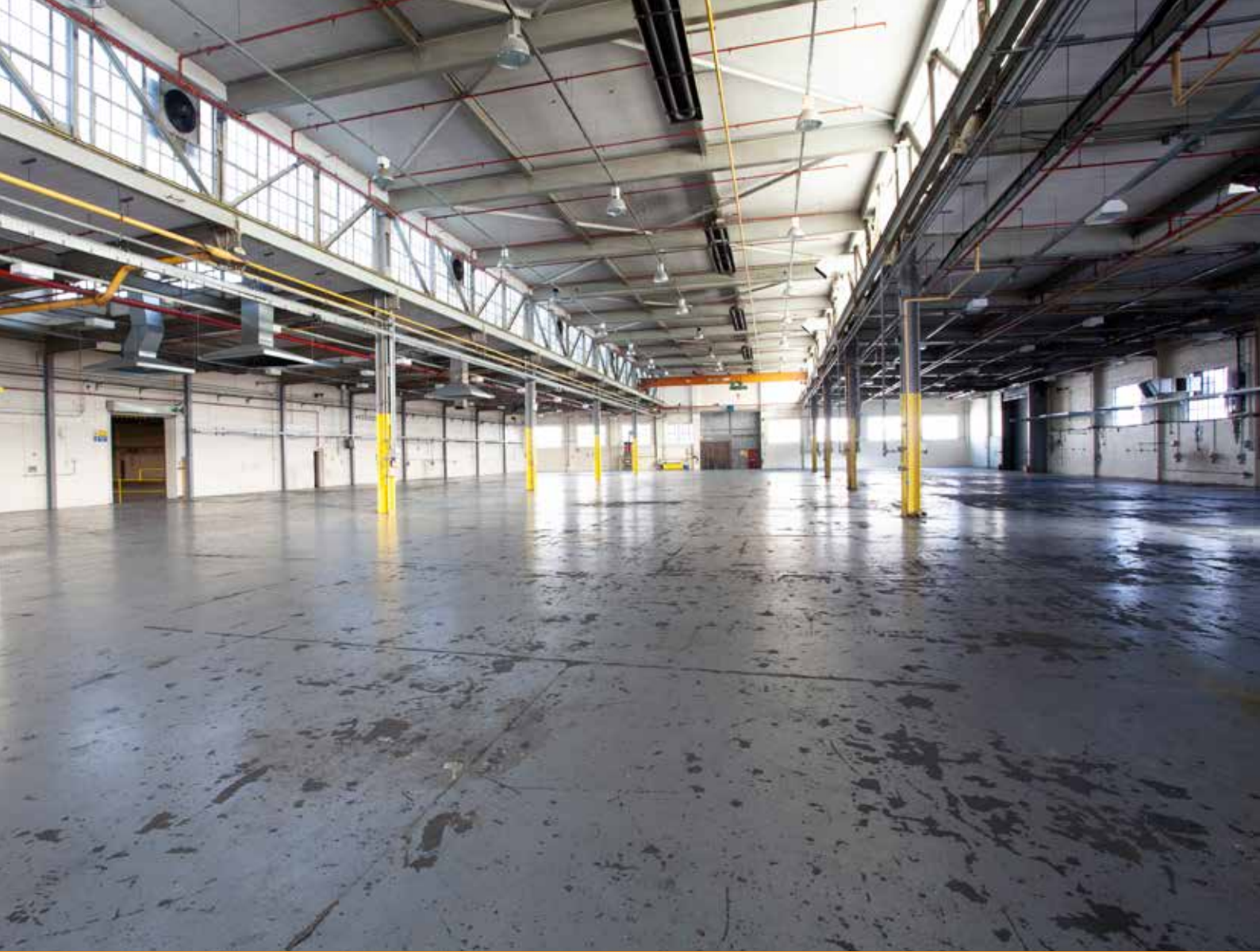
- Available individually or as a whole
- Large secure yard area with dual access
- Parking area to front and a shared yard/  
parking area to the rear
- 3 full height roller shutter doors

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL



GL51 8PL



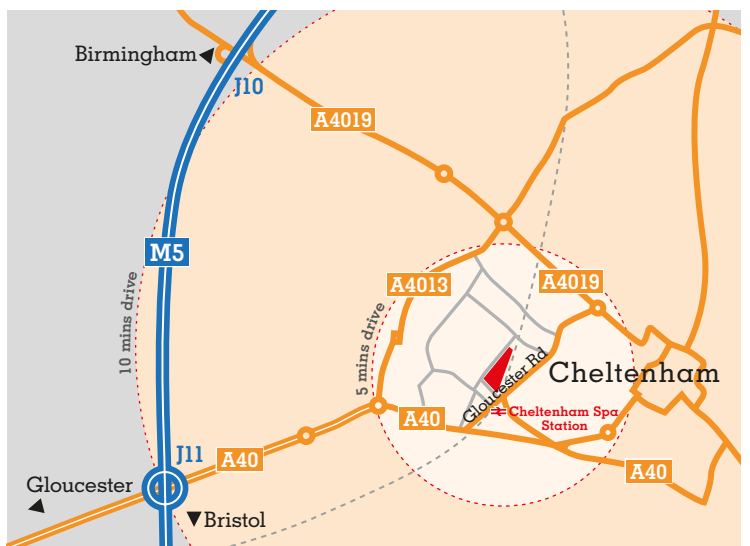


**Cheltenham is a large spa town and borough in Gloucestershire, located on the edge of the Cotswolds with a population of approximately 116,500.**



### 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 within 100 metres of the estate, with Cheltenham Town Centre a further one mile east. Cheltenham Spa railway station provides direct train links to Bristol (45 minutes), Birmingham (40 minutes) and London (2 hours). Cheltenham is situated approximately 9 miles from Gloucester, 40 miles from Bristol, 48 miles from Birmingham and 95 miles from London.





A substantial site comprising 4 individual production/warehouse buildings. The site is available as a whole or may divide to form individual units. The individual units broadly comprise:

### Unit 5

- Brickwork to the elevations under a 'north light' steel truss roof
- Integral offices and WCs
- Vehicular access via a roller shutter loading door
- Eaves height of 5.94m

### Unit 6

- A clear span portal steel frame building with brickwork to the elevations under a pitched and profiled insulated roof incorporating translucent roof lights
- Well appointed 1st floor offices with a mixture of open plan areas, meeting rooms, Managers' offices and WCs (male and female)
- Works WCs in production/warehouse area
- Vehicular access via insulated up and over loading doors
- Eaves height of 6.1m

### Unit 7/7A

- Steel frame building with profiled insulated cladding to the elevations under a pitched, profiled and insulated roof
- Integral two storey offices
- Vehicular access via a roller shutter loading door

### Unit 8

- Steel frame building with a mixture of brick and block to the elevations
- A glazed 'higher bay' runs through the centre of the building providing a good level of natural light
- Works WCs
- Vehicular access via roller shutter loading doors
- Eaves height of 5.28m rising to 8m along the centre bay of the building



GL51 8PL

## Accommodation

The units comprise the following Gross Internal Area (GIA):

Unit	EPC	Sq ft	Sq m
5	C-70	14,676	1,363.40
6	C-70	29,351	2,726.70
7	C-70	19,567	1,817.77
8	C-70	32,286	2,999.40
<b>TOTAL</b>		<b>95,880</b>	<b>8,907.25</b>

## Tenure

A new full repairing and insuring lease is available for a term of years to be agreed.

## Rental/Service Charge

Rental upon application. A service charge will be levied to the tenant to cover items associated with the common areas of the estate.

## Business Rates

The units have a combined assessment with other properties on the estate and would need to be re-assessed following occupation by an incoming tenant.





# LANSDOWN

## INDUSTRIAL ESTATE



GL51 8PL

### Viewing

For further information or to arrange a visit,  
please contact the joint letting agents:

Asset Manager  
**CAISSON**  
INVESTMENT MANAGEMENT

 **Kurt  
Wyman**  
01452 380064  
www.kurtwymansurveyors.co.uk

Kurt Wyman  
kurt@kurtwymansurveyors.co.uk

 **Bruton  
Knowles** est.1862  
01452 880000  
brutonknowles.co.uk

Robert Smith  
robert.smith@brutonknowles.co.uk

 **BNP PARIBAS  
REAL ESTATE**  
0117 984 8400  
realestate.bnpparibas.co.uk

Josh Gunn  
josh.gunn@realestate.bnpparibas

Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KW/BK/BNP HD2151 12/18

[www.lansdownindustrialestate.com](http://www.lansdownindustrialestate.com)