

**Unit 6  
Churchill Industrial Estate  
Churchill Road  
Leckhampton Cheltenham GL53 7EG**



**Warehouse / Factory Unit  
To Let  
6803 sq ft (632.00 sq m)**

**Location**

The Churchill Industrial Estate is located in Leckhampton, approximately 1 mile south of Cheltenham's town centre. Swindon and the M4 Motorway can be easily reached via the B4070 and A417/9. There is also fast access to Junction 11A of the M5 Motorway .

The Estate is secure with gated access.

## Description

The premises comprise an industrial building with the following key features :

- Steel portal frame with pitched roof and insulated cladding
- Skylights providing good natural daylight
- 4,5m eaves
- Concrete block walls with insulated steel cladding over
- Roller shutter door 3.31m high
- Internal stores, male and female Wcs and offices
- Fluorescent lighting
- Gas supply provided
- Concrete floor to warehouse
- Yard and parking area

## Accommodation and Terms

The approximate gross internal areas are as follows :-

	<b>sq ft</b>	<b>sq m</b>
Warehouse	5638	523.75
Stores (Internal)	172	16.00
Ground floor office	429	39.84
First floor storage	564	52.41
<b>Total Gross Internal area</b>	<b>6803 sq ft</b>	<b>632.00 sq m</b>

The unit is available to lease on effective full repairing and insuring terms. The asking rental is £32,000.00 pa exclusive of VAT, business rates, estate charge and utilities.

## Rates

The rateable value of Unit 6 is currently £27,000.00

## EPC

A copy of the environmental performance certificate is available upon request

## Legal Costs

Each party to pay for their own legal and surveyors costs involved with the transaction

## Viewing

By prior appointment with Noyes Lewis Commercial Property on 0845 6026242 or joint agent KBW 01242 244744



The warehouse of Unit 6