noyeslewis

commercial property

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.

tel: 0845 602 6242 web: www.noyeslewis.com Ethos House, The Link Business Park, Andoversford, Cheltenham, Gloucestershire GL54 4LB

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 :-

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

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

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The warehouse of Unit 6

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