

CHELTENHAM

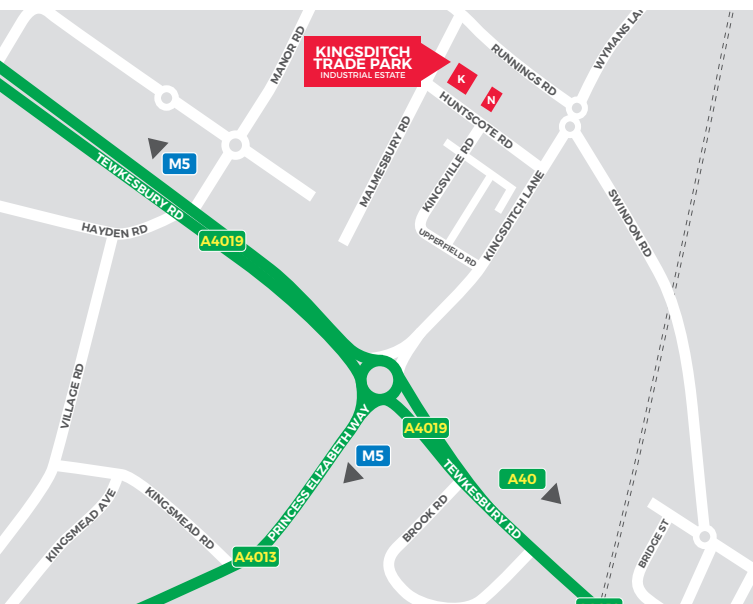
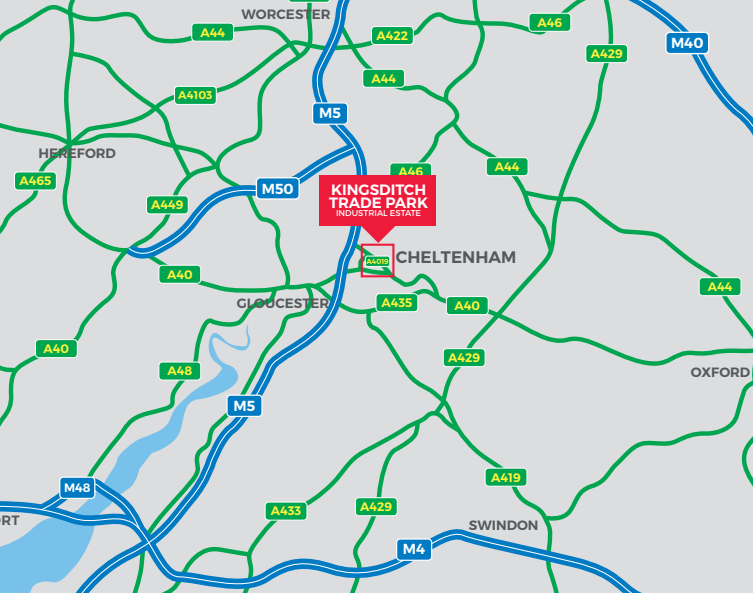
TO LET
3,422 ft² (317.9m²) & 6,972 ft² (647.7 m²)



www.ipif.com/kingsditch

IPIF
TRADE

KINGSDITCH TRADE PARK
HUNTSKOTE ROAD, CHELTENHAM, GL51 9NX



LOCATION

The premises are located to the north of Huntscot Road within the heart of the Kingsditch Trade Park, approximately 2 miles west of Cheltenham town centre and 2 miles from the M5 Motorway.

DESCRIPTION

Kingsditch Trade Park is Cheltenham's premier trade counter location. Other occupiers on site include Brandon Tool Hire, Screwfix, The Plastic Centre, Tile Giant, Magnet & Howden.

KEY FEATURES

- Prominent Position
- Highly Visible Trade Park
- Recently Refurbished
- New Leases Available

LEASE TERMS

The units are available on new full repairing and insuring leases.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT K	M ²	FT ²	EPC
Total	647.7	6,972	D-97
UNIT N	M ²	FT ²	EPC
Total	317.9	3,422	C-65

RENTAL

Upon application.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



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UNIT	OCCUPIER	M ²	FT ²	UNIT	OCCUPIER	M ²	FT ²
A1	LETTING AGREED	N/A	N/A	P1	BRANDON HIRE LIMITED	N/A	N/A
A2	AVAILABLE SOON	N/A	N/A	P2	CORINIUM CARPETS LIMITED	N/A	N/A
A3	AVAILABLE SOON	N/A	N/A	P3	BENSONS FOR BEDS	N/A	N/A
A4	AVAILABLE SOON	N/A	N/A	P4	F.W.EVANS CYCLES (UK) LIMITED	N/A	N/A
A5	AVAILABLE SOON	N/A	N/A	R	BRAMMER UK LIMITED	N/A	N/A
A6	AVAILABLE SOON	N/A	N/A	R1	CHIPS AWAY	N/A	N/A
B1/2	MARINE JET POWER LIMITED	N/A	N/A	R2	NATIONAL EXPRESS SERVICES	N/A	N/A
C	KOHLER MIRA LIMITED	N/A	N/A	S	JOHNSTONES DECORATING CENTRE	N/A	N/A
D	TO BE DEVELOPED	N/A	N/A	T	GMF MOTOR FACTORS	N/A	
E1	THE FRENCH CAR CENTRE LTD	N/A	N/A	TI	CHI WAI BLACK BELT ACADEMY LIMITED	N/A	N/A
E2	THE SPAR-KLING POOL COMPANY LIMITED	N/A	N/A	U/U1	ANNELI DANCE LIMITED	N/A	N/A
E3/4	BATHWICK TYRES LIMITED	N/A	N/A	V	CARECO (UK) LIMITED	N/A	N/A
J	SCREWFIX DIRECT LIMITED	N/A	N/A	V1	MAINPOINT FIRE PROTECTION LIMITED	N/A	N/A
K	TO LET	647.7	6,972	W/W1	HOWDEN JOINERY PROPERTIES LIMITED	N/A	N/A
L	MAGNET LIMITED	N/A	N/A	Y1	GRANITE TRANSFORMATIONS	N/A	N/A
M	HSS HIRE SERVICE GROUP LIMITED	N/A	N/A	Y2	NATIONAL PLASTICS	N/A	N/A
N	TO LET	317.9	3,422	Y3	CAPITOL TILE SUPPLIES LIMITED	N/A	N/A
O	HELMET CITY CHELTENHAM LIMITED	N/A	N/A	Z1	TILE GIANT LIMITED	N/A	N/A
O1	THE WINDOW STORE	N/A	N/A	Z2	MICHELDEVER TYRE SERVICES LIMITED	N/A	N/A
				Z3	TOOLSTATION LIMITED	N/A	N/A

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CURRENT AVAILABILITY

KINGSDITCH TRADE PARK

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CHELTENHAM, GL51 9NX

DESCRIPTION

Unit K & N comprise refurbished trade counter/industrial or storage units of open plan steel frame construction with concrete floors and elevations of steel profile cladding to full height. Unit K has the benefit of a single storey office/potential counter area along the front elevation with additional glazing. Each property has allocated parking and vehicular access is available in the side or rear elevations from individual roller shutter doors.

The units are ready for fitting out by occupiers to suit their own specific requirements.

SPECIFICATION

- Prominent Position
- Highly Visible Trade Park
- Recently Refurbished
- New Lease
- New roof (Unit K)

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT K	M ²	FT ²	EPC
Total	647.7	6,972	D-97

UNIT N	M ²	FT ²	EPC
Total	317.9	3,422	C-65

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UNIT N

CHELTENHAM



UNIT K



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