

UNITS FOR SALE/TO LET

A NEW DEVELOPMENT OF WAREHOUSE/INDUSTRIAL UNITS

3,075 sq ft to 25,470 sq ft

(285 sq m to 2,366 sq m)

FURLONG

BUSINESS PARK

BISHOPS CLEEVE, CHELTENHAM

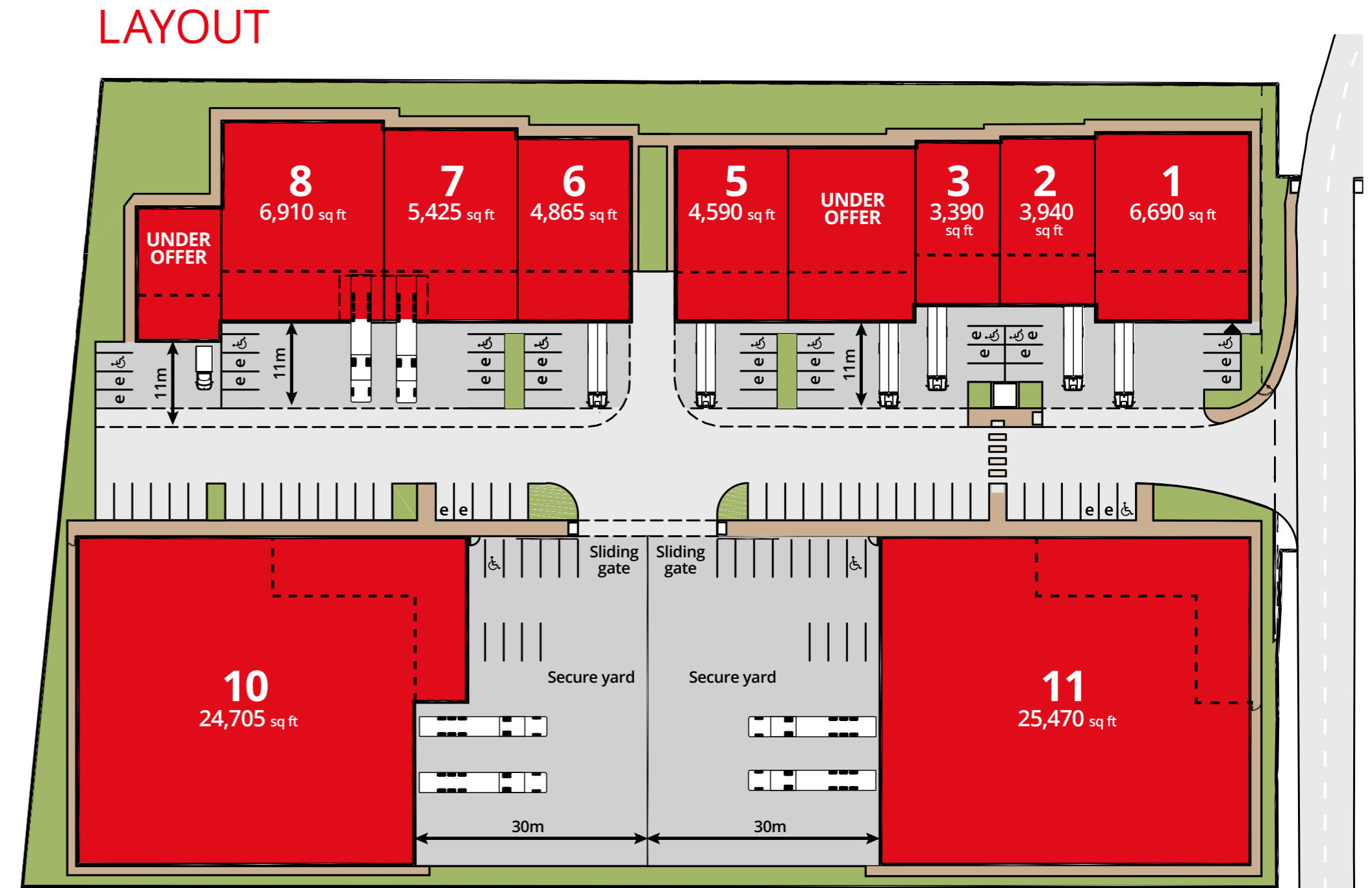
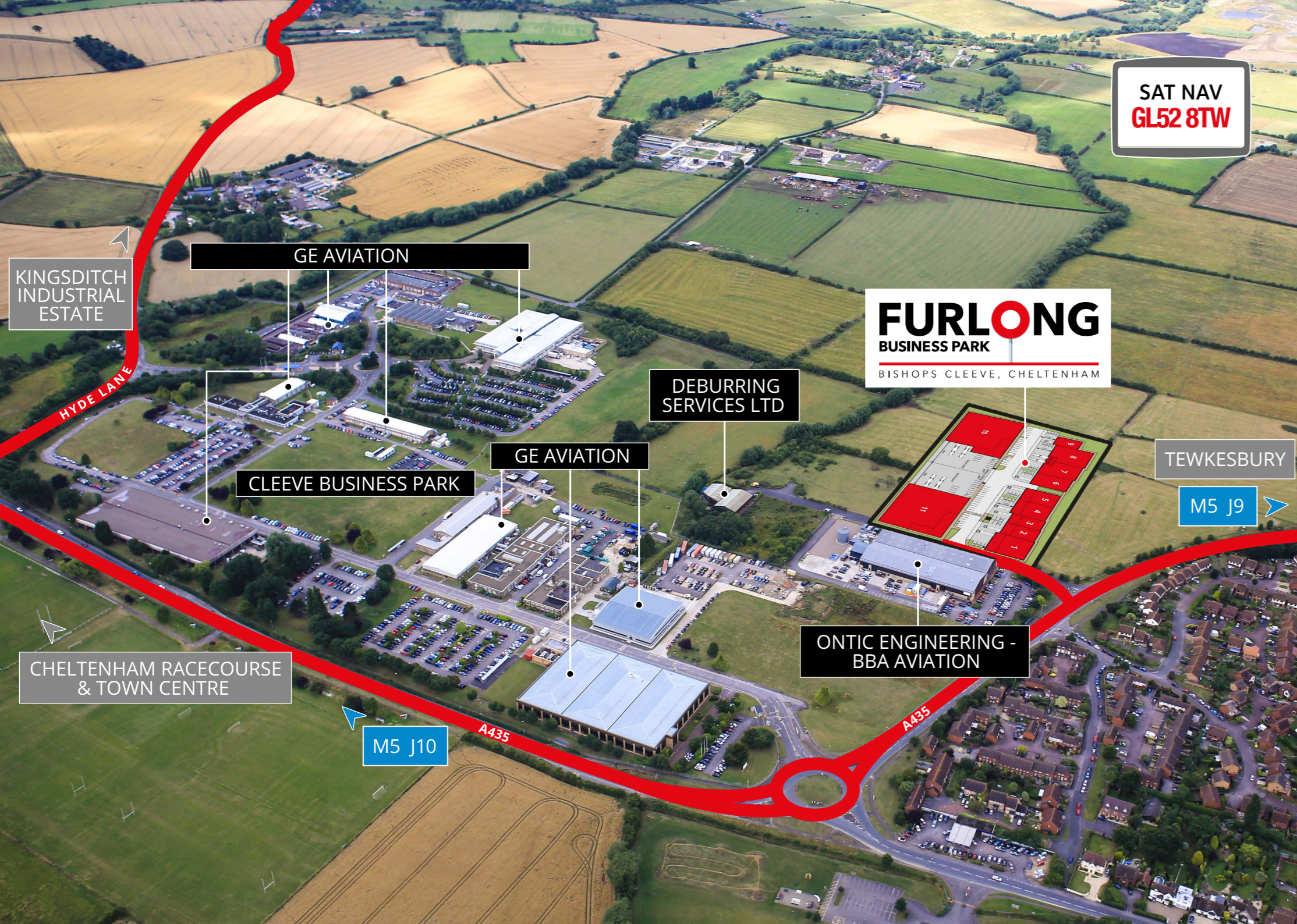


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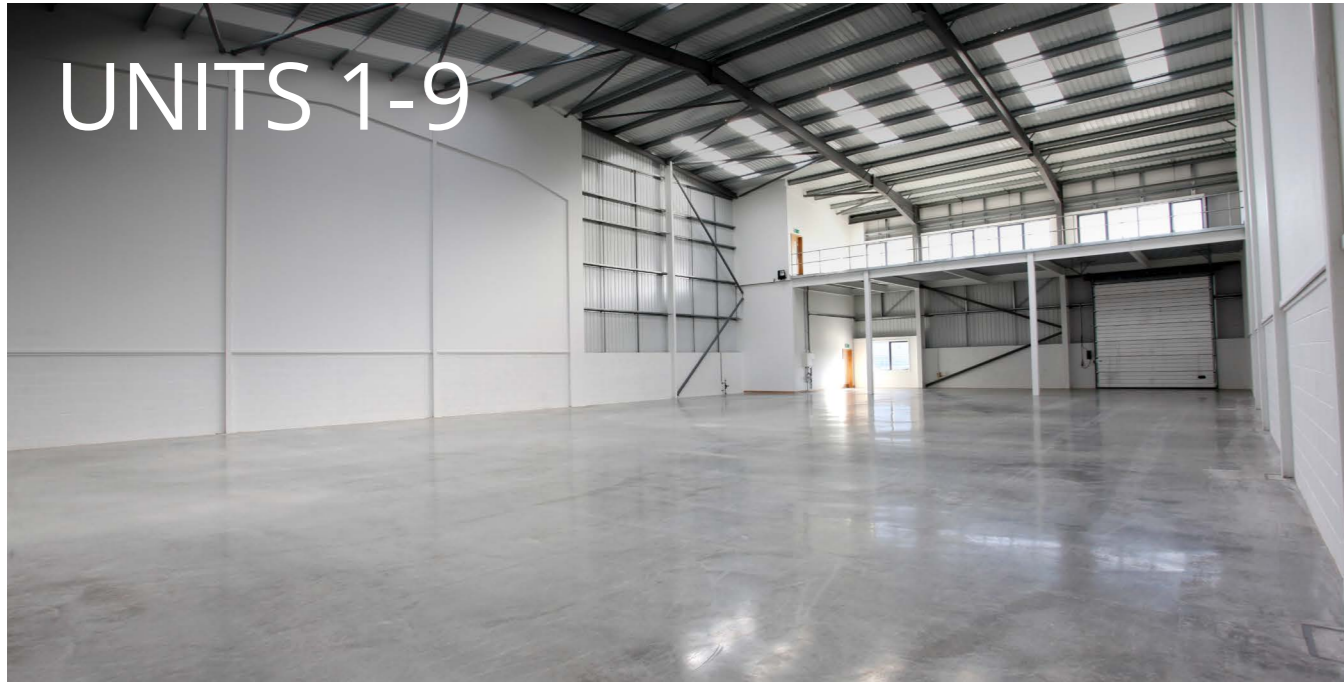
www.furlongpark.co.uk

FURLONG PARK | BISHOPS CLEEVE | CHELTENHAM | GLOUCESTERSHIRE | GL52 8TW

Chancerygate 



*Areas are approximate on a GEA basis



UNITS 1-9



Previous Chancerygate developments.



ACCOMMODATION

Unit	Ground Floor	First Floor	TOTAL* (sq ft)
1	5,255	1,435	6,690
2	3,020	920	3,940
3	2,570	820	3,390
4 UNDER OFFER	3,970	1,185	5,155
5	3,550	1,040	4,590
6	3,790	1,075	4,865
7	4,205	1,220	5,425
8	5,430	1,480	6,910
9 UNDER OFFER	2,215	860	3,075

*Areas are approximate on a GEA basis

GENERAL SPECIFICATION

- 8.4m minimum clear height
- First floor mezzanines for storage or fitting out as offices
- Full height electric loading doors
- 37.5kN per sq m floor loading
- 15% warehouse roof lights
- Ability to combine units
- Passenger lift to units 10 and 11

PLANNING USE

B1(c), B2 and B8 uses subject to planning.

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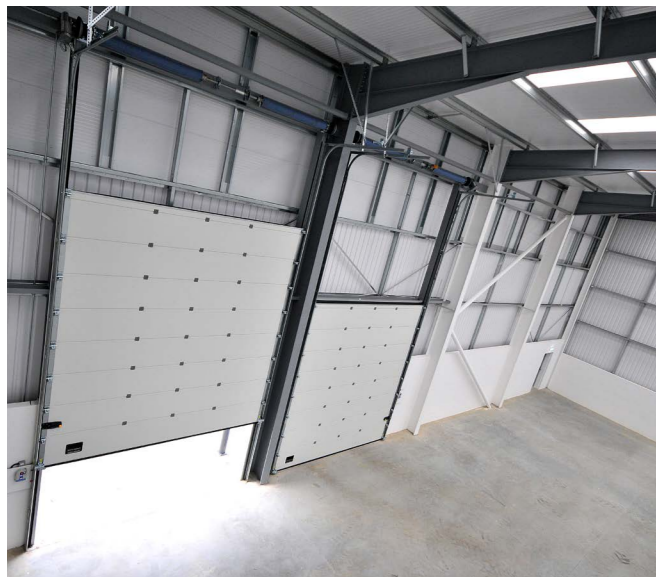


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UNITS 10-11

Previous Chancerygate developments.



ACCOMMODATION (sq ft)

Unit	Ground Floor	First Floor	TOTAL* (sq ft)
10	21,575	3,130	24,705
11	22,095	3,375	25,470

*Areas are approximate on a GEA basis

GREEN CREDENTIALS

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme is targeting a minimum 9.41% decrease in CO2 emissions over 2010 Buildings Regulations. As a result, occupation costs to the end user will be reduced.



The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points (shown 'e' on layout)
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking

FURLONG BUSINESS PARK

BISHOPS CLEEVE, CHELTENHAM

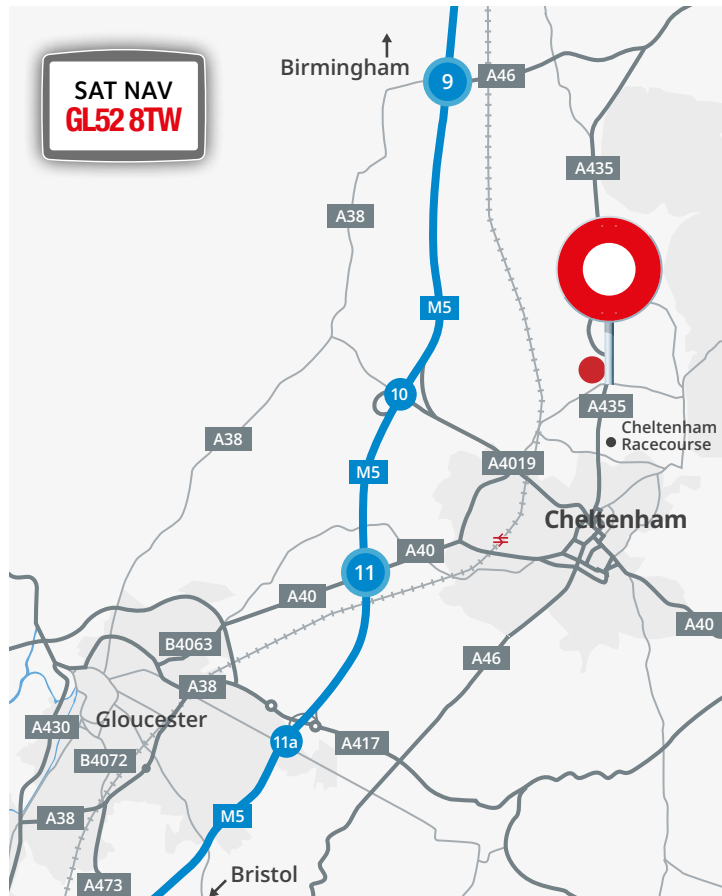


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LOCATION

The site is located on the northern edge of Cheltenham, approximately one mile north of Cheltenham Racecourse, three miles north of Cheltenham Town Centre, and four miles from Junction 10 of the M5 Motorway.

The site is located to the south of the A435 within an area known as Cleeve Business Park. The site neighbours significant occupiers such as GE Aviation, Zurich Insurance and Capita Life & Pensions.



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TRAVEL DISTANCES



ROAD:

M5 J9	6.5 miles/12 mins	A40	4 miles/10 mins
M5 J10	4.5 miles/10 mins	A46	5 miles/8 mins
M5 J11	5 miles/12 mins		



TOWN:

Cheltenham	3.5 miles/10 mins	Gloucester	12 miles/30 mins
Bristol	45 miles/55 mins	Swindon	35 miles/55 mins



RAIL:

Cheltenham Railway Station	4 miles/10 mins	Gloucester Railway Station	11 miles/30 mins
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AIRPORTS:

Bristol	52 miles/1 hour	Birmingham	56 miles/1 hour
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TERMS

Available Freehold or Leasehold



Josh Gunn 01174 564 512
josh.gunn@realestate.bnpparibas

Rupert Elphick 01174 564 502
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Tom Watkins 0117 917 2028
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James Short 0117 917 2014
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A development by:
Chancerygate

George Dickens 020 7657 1853
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2019.