

NEW **TRADE UNITS** COMING Q4 2020
3,003 - 17,652 ft²



NEW BUILD



HIGH SPEC



PHASE 1 FULLY LET



Phase 1 - Example of post completion

KINGSDITCH TRADE PARK
UPPERFIELD ROAD, CHELTENHAM, GL51 9NY

IPIF
TRADE

KINGSDITCH TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY

UNIT	AREA	M ²	FT ²
B1	Ground Floor	47	505
	First Floor	47	505
	Warehouse	519	5,586
	TOTAL	613	6,596
B2	Ground Floor	47	505
	First Floor	47	505
	Warehouse	519	5,586
	TOTAL	613	6,596
B3	Ground Floor	62	667
	First Floor	62	667
	Warehouse	696	7,492
	TOTAL	820	8,826
B4	Ground Floor	62	667
	First Floor	62	667
	Warehouse	696	7,492
	TOTAL	820	8,826
C1	Warehouse	348	3,745
	TOTAL	348	3,745

UNIT	AREA	M ²	FT ²
C2	Warehouse	301	3,239
	TOTAL	301	3,239
C3	Warehouse	279	3,003
	TOTAL	279	3,003
C4	Warehouse	301	3,239
	TOTAL	301	3,239
C5	Warehouse	392	4,219
	TOTAL	392	4,219



PHASE 2



Phase 1



Indicative CC1



On behalf of the Landlord



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LOCAL TRADE OCCUPIERS INCLUDE



On behalf of the Landlord

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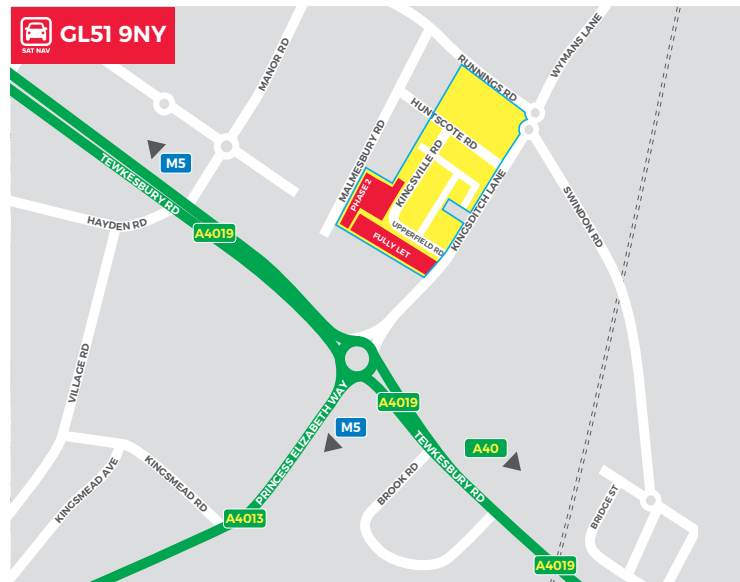
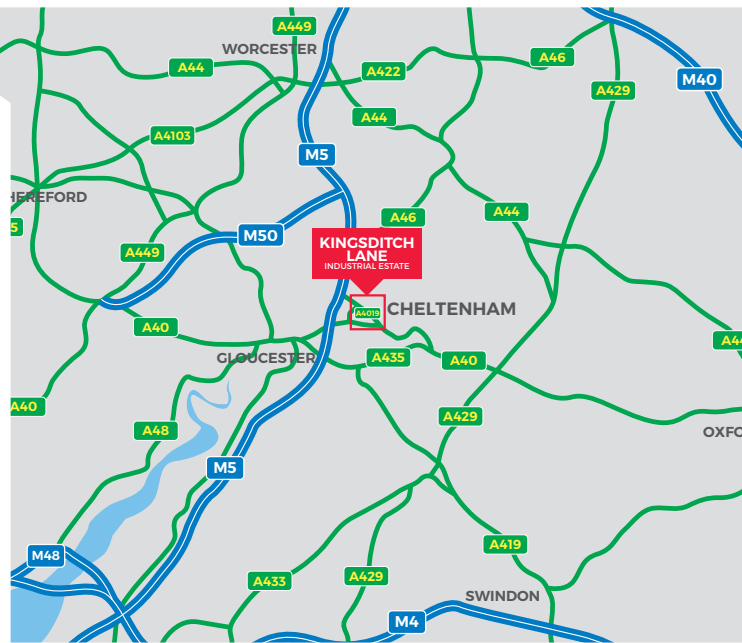
Oliver Workman
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LOCATION

This new development is located at the junction of Kingsditch Lane with Upperfield Road, approximately 100 metres from the Tewkesbury Road/Princess Elizabeth Way/ Kingsditch Lane roundabout which is the fulcrum for Cheltenham's retail and industrial parks and is approximately 2 miles from the west of Cheltenham Town Centre.

TRAVEL DISTANCES

London - 165 miles
Bristol - 49 miles
Bristol Airport - 37 miles
M4/M5 Interchange - 49 miles
Exeter - 40 miles
Cheltenham Town Centre - 2 miles
Cheltenham Train Station - 2.3 miles



LEASE TERMS

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

BUSINESS RATES

New assessments will be provided by the Valuation Office Agency on completion of the development.

SERVICE CHARGE

A service charge will be 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.

VIEWING

Strictly by prior arrangement with the joint sole agents.



Indicative image



Indicative image



Phase 1

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