



Unit 7 Manchester Park
Tewkesbury Road
Cheltenham, GL51 9EJ

- Two storey business unit with 8 car parking spaces
- Flexible Class E accommodation suitable for industrial/ warehouse, office and leisure uses (stp)
- Conveniently located for access to the town centre and motorway network

To Let
(May Sell)

234.08 -
467.44 sq m
(2,520 - 5,032
sq ft)



T. 01242 244744

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Location

Manchester Park is located about 1 mile north west of Cheltenham town centre on the A4019 Tewkesbury Road. Junction 10 and 11 of the M5 motorway are both approximately 2 miles away. Nearby occupiers of Manchester Park include John Skinner Manufacturing, Adept Vehicle Wrapping, Design Installation Service, Oriel Collection and Happy Kids

Education Centre.

There are also a number of vehicle showrooms close by such as Listers Toyota, Audi and Harley Davidson, as well as leisure occupiers such as The Gym Group, retailers and drive-thru operators such as The Range, Dunelm, M&S Food and Costa within Centrum and Gallagher Retail Parks. Kingsditch Industrial Estate is less than 0.5 miles north of the subject premises.



Description

facilities and rear fire escape doors.

Modern two storey business unit of steel frame construction with composite cladding panels and sections of curtain walling to the front elevation. Access is via a pedestrian door and a sectional overhead loading door (3 metres wide by 3 metres tall).

The first floor comprises fully carpeted offices currently divided with demountable partitioning. Office areas benefit from a combination of fluorescent and LED lighting, gas central heating system, staff room with fitted kitchen, and separate male and female WC facilities. Data and power points are located around the perimeter.

Internally, the ground floor comprises a concrete floor with blockwork walls, currently fitted out as a former gym with part tiled and part soft mat floor coverings and bespoke lighting. There are WC

The property benefits from 3 phase power and there are 8 car parking spaces allocated to the unit.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews. Subject to vacant possession.

NB. The first floor offices are currently occupied by a company on flexible terms who is ready to agree a longer lease with an incoming tenant. Further details on application.

Rent

£49,500 per annum exclusive.

Estate Charge

An estate charge will be levied in addition to the rent for the repair and maintenance of the common parts.

Accommodation

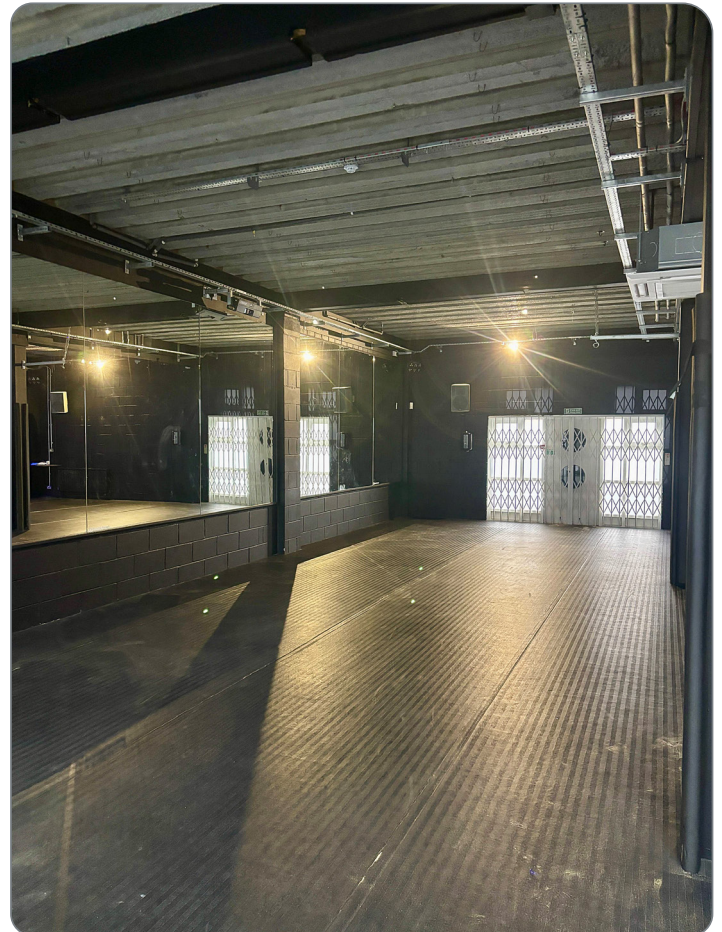
The approximate gross internal floor areas are as follows:

Ground	234.08 sq m (2,520 sq ft)
First	233.36 sq m (2,512 sq ft)
Total	467.44 sq m (5,032 sq ft)

Rates

Current Rateable Value:
FF:£17,000 GF: £16,250
Rateable Value April 2026:
FF:£19,750 GF: £18,750

Please note that these are not the amounts payable, a proportion of these amounts is liable to be paid by the occupiers, subject to any reliefs available. The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



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Legal Costs

Each party to bear its own legal costs incurred in the transaction.

EPC

EPC D (89). Please contact the office for copy of the full report.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.



Code for Leasing Business Premises (2020)

Tenants should be aware of the Code for Leasing Business Premises and are recommended to take professional advice relating to this, or any other, commercial property letting transaction.

Viewings

By prior appointment with the sole agent KBW.

Ref: 622002

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