

Festival Trade Park

Cheltenham

- > 6 new trade counter units
- > 8 industrial/warehouse units
- > 3,444 - 34,982 sq ft

To let



Festival Trade Park

Excellent road connections to the M5, M4 and M40

Kingsditch industrial estate is Cheltenham's premier industrial, trade and out of town retail destination

Road frontage to Wymans Lane and Runnings Road

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum **6%** decrease in CO2 emissions over **2013** 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
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC certificate rating of B
- Secure cycle parking



Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	3,714	926	4,640
2	3,714	926	4,640
3	3,552	883	4,435
4	3,444		3,444
5	3,444		3,444
6	4,628		4,628
7	4,327		4,327
8	4,327		4,327
9	5,877		5,887
10	13,185	2,314	15,499
11	16,845	2,637	19,482
12	4,144	1,011	5,155
13	4,327	1,065	5,392
14	4,725	1,162	5,887

All areas are approximate on a GEA (Gross External Area) basis.

- Industrial/warehouse
- Trade counter



Units 4-9

3,444 up to 5,887 sq ft

General Specification

Trade counter units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>Roadside location ideal for trade counter uses</p>	 <p>Landscaped environment</p>
 <p>Secure business park</p>	 <p>12 year collateral warranty available</p>	 <p>Generous parking facilities</p>

Planning use

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

Terms

The units are available to let subject to covenant strength.



Computer generated image of previous development

Festival Trade Park



Previous Chancerygate development



Units 1-3 & 10-14

4,435 up to 34,982 sq ft (units 10-11 combined)

General Specification

 <p>8.4m clear internal height</p>	 <p>First floor fitted office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Fitted offices and reception</p>	 <p>Ability to combine units</p>
 <p>Toilet</p>	 <p>Landscaped environment</p>	 <p>Generous parking facilities</p>

Planning use

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

Terms

The units are available to let subject to covenant strength.



Computer generated image of previous development

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Previous Chancerygate development



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www.festivaltradepark.co.uk

Travel Distances

Road:

Cheltenham Town Centre	2 miles
M5 (J10)	3 miles
Gloucester	9 miles
Swindon	38 miles
Oxford	41 miles
Bristol	44 miles
Birmingham	50 miles
London	96 miles

Rail:

Cheltenham Spa	2.1 miles
Bristol Parkway	28 mins
Birmingham	42 mins
London Paddington	2 hour 5 mins

Airport:

Gloucestershire Airport	4.3 miles
Birmingham Airport	49 miles
Exeter Airport	112 miles

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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. August 2019.