



## VARIOUS UNITS AVAILABLE TO LET

### FROM 1,940 –23,281 SQ. FT

Lansdown Ind. Est. Gloucester Rd. Cheltenham, GL51 8PL



**BNP PARIBAS  
REAL ESTATE**

- Modern units either refurbished, or to be refurbished
- Dedicated forecourts
- Good eaves height
- Central location
- Opposite Cheltenham Spa Train Station
- Two miles from Junction 11 M5 Motorway

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**LOCATION**

Lansdown Industrial Estate is centrally located just off the A40 on the western edge of Cheltenham, approximately two miles from Junction 11 of the M5 motorway and three miles from Junction 10 of the M5 motorway. Cheltenham Spa railway station is within 100 metres of the estate, with Cheltenham Town Centre a further one mile east. Cheltenham Spa railway station provides direct train links to Bristol (45 minutes), Birmingham (40 minutes) and London (2 hours).

**DESCRIPTION**

Unit 24 benefits from two storey office accommodation with a loading door to the front and rear of the property. The unit is to undergo a full refurbishment.

Units 31-32 and 37&38 are spread over two different terraces, each with the same construction. They comprise part brick and block elevations with profile metal cladding, beneath a steel portal frame pitched roof, clad with insulated metal profile sheeting incorporating 10% roof lights. The terraces each have 7.1m eaves, with each unit accessed via a full height loading door and separate pedestrian access.

Units 41B and 42 is within the same terrace as Units 37&38 so is of the same construction, but Unit 42 benefits from two storey office space.

**ACCOMMODATION**

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

	SQ. FT.	SQ. M.
Unit 24	10,184	946.1
Unit 31-32	4,055	376.7
Unit 37	3,024	281.0
Unit 38	1,939	180.2
Unit 41B	3,901	362.4
Unit 42	19,420	1,804.2

**RATES**

For rates payable please contact the marketing agent.

**RENT**

Rent upon application

**TERMS**

The unit is available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

**SERVICES**

We are verbally informed that all mains services exist. Any occupier should make their own enquiries.

**VAT**

All terms quoted are exclusive of VAT where appropriate.

**LEGAL FEES**

Each party are to be responsible for their own legal and professional fees.

**EPC**

Please contact the marketing agent for EPC certificates.

**VIEWINGS AND FURTHER INFORMATION**

For an appointment to view or for further information please contact the marketing agents:

**Josh Gunn**

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**Rupert Elphick**

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Or the joint agent: Bruton Knowles and Kurt Wyman  
SUBJECT TO CONTRACT

