

VARIOUS UNITS AVAILABLE TO LET

FROM 1,940 -23,281 SQ. FT

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



- 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



Real Estate for a changing world

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

Tel: 07826 889 595

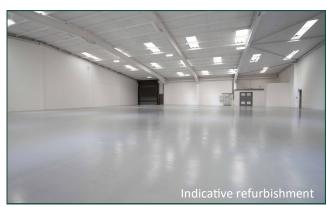
Email: josh.gunn@realestate.bnpparibas

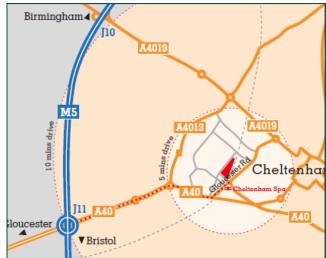
Rupert Elphick

Tel: 07920 813 290

Email: rupert.elphick@realestate.bnpparibas

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





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