



*Units 12, 14 & 15 Malmesbury Road
Cheltenham
GL51 9PL*

- Trade counter / warehouse units with 4.5 m eaves approx
- Secure compound included with Unit 15
- Established industrial estate within 3 miles of the M5

To Let

*From
452.9 - 1,382 sq m
(4,875 - 14,761 sq ft)
approx.*



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Location

Malmesbury Road is located within the established Kingsditch area; approximately 2 miles west of Cheltenham town centre and in close proximity to the town's primary retail parks. Junction 10 of the M5 motorway is approximately 3 miles to the west and Junction 11 approximately 3.5 miles to the south.

Other occupiers on Malmesbury Road include a number of trade counter, industrial, leisure and retail occupiers such as Jamie Knight Kitchens, CA Honemaster, Felt So Good Ltd, Severnside Safety, Cotswold Mounts and Qing Cables.

what3words
///giant.sheep.proud

Description

Units 12, 14 & 15 are industrial / warehouse units of steel portal frame construction with brick



and clad elevations. There is glazing to the front and rear of the properties with insulated clad roofs with translucent panels at intervals.

The accommodation in the units comprises a large workshop area with offices or trade counter to the front. The eaves height is approximately 4.5 m in units 12, 14 & 15.

Externally there is parking to the front and a loading

area to the rear. Unit 15 has the benefit of a rear secure compound.

Unit 14 has undergone a comprehensive refurbishment programme and is now available for immediate occupation. The refurbishment included full internal redecoration and new floor finishes to office areas. Installation of a new electric roller shutter and low energy LED lighting. Newly installed welfare accommodation includes an

accessible WC.

Units 12 and 15 handover condition to be confirmed.

Terms

Available separately or as a whole, on a new fully repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

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Rent

Unit 12: Rent on application.

Unit 14: £45,000 per annum exclusive.

Unit 15: £49,000 per annum exclusive.

Estate Service Charge

A service charge will be levied by the Landlord and recoverable from the Tenant as a contribution

towards the upkeep, maintenance and management of the estate and common parts.

Rates

Rateable values are as follows:

Unit 12: £37,000

Unit 14: £38,000

Unit 15: £31,750

Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



Unit 14

Accommodation

The approximate Gross Internal Areas (GIA) are as follows:

Unit 12

Warehouse:	383.7 sq m	(4,130 sq ft)
Offices:	49.7 sq m	(535 sq ft)
Mezzanine:	19.42 sq m	(209 sq ft)
Total GIA (including WCs)	455.98 sq m	(4,908 sq ft)

Unit 14

Warehouse:	382.4 sq m	(4,116 sq ft)
Trade counter / office:	80.1 sq m	(862 sq ft)
Total GIA (including WCs):	462.5 sq m	(4,978 sq ft)

Unit 15

Warehouse:	418.15 sq m	(4,051 sq ft)
Trade counter / office:	58.53 sq m	(630 sq ft)
Total GIA (including WCs):	452.9 sq m	(4,875 sq ft)

Compound:	240 sq m	(2,583 sq ft)
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Units can be taken separately or combined for a total of 1,371 sq m (14,761 sq ft).

Two adjacent units can provide a total of 915.4 sq m (9,853 sq ft).

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Legal Costs

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

Code for Leasing Business Premises (2020)

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

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.

EPC

Unit 12: To be reassessed
Unit 14: B (42)
Unit 15: D (91)
Full reports available upon request.

Viewing

By prior appointment with the sole agent KBW.

REF 420110

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