

TO LET

INDUSTRIAL

UNIT SE12A, GLOUCESTERSHIRE AIRPORT, STAVERTON, CHELTENHAM, GL51 6SP

MODERN WAREHOUSE/INDUSTRIAL UNIT WITH OFFICES 4,130 sq ft (383.68 sq m)



- Two areas of covered storage
- Parking provided
- Access to air-side
- Air-side open storage area
- Potential to install roller shutter door

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

Gloucestershire Airport, Staverton, is conveniently located between the Roman city of Gloucester and the Regency town of Cheltenham, and benefits from excellent road communications with Junction 11 of M5 motorway approximately three miles distant.

Cheltenham and Gloucester are approximately five miles away, with Bristol and Birmingham being forty and fifty miles distant respectively.

In addition, there is the ability to gain access to air-side.

DESCRIPTION

Unit SE12A comprises a modern warehouse unit of steel portal frame construction with insulated profiled aluminium sheet cladding externally and to the roof.

Internally, the premises currently provides versatile work spaces and is fitted out to benefit from an office having been installed along with reception area, controlled temperature room, goods inward, meeting room, covered storage area (currently occupied by storage containers) and staff welfare facilities.

There is air-side access from the warehouse area via double loading doors directly to the areas of covered and open storage.

ACCOMMODATION

(Approximate measurements and Gross Internal Floor Areas)

Gross Internal Area: 28.02 x 13.69 = 383.68 sq m (4,130 sq ft).

Incorporating:

Warehouse:	189.19 sq m	2,036 sq ft
Workshop:	17.73 sq m	191 sq ft
Controlled temp. room:	35.16 sq m	379 sq ft
Goods inward:	13.90 sq m	150 sq ft
Reception:	7.06 sq m	76 sq ft
Meeting room:	13.57 sq m	146 sq ft
Office:	76.09 sq m	819 sq ft
Kitchenette:	4.35 sq m	47 sq ft
WC facilities not measured.		

In addition:

Covered storage:	62.51 sq m	673 sq ft
Air-side covered storage:	87.38 sq m	941 sq ft
Air-side open storage:	85.22 sq m	917 sq ft

BUSINESS RATES

The premises are assessed at a Rateable Value of £24,750. Source: Valuation Office Agency website. See notes below.

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease, for a period of years to be agreed, at an initial rent of £28,950 per annum exclusive.

The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II, and will allow for periodic upward only rent reviews. A rent deposit may be required.

INCENTIVES

An incentives package is available to include a reduced rent in the first year of the term and/or an initial period of rent free, subject to covenant and lease terms.

SERVICE CHARGE

The tenant will be responsible for payment of an estate service charge in respect of maintenance and repair of the external common areas of Gloucestershire Airport.

BUILDINGS INSURANCE

The tenant will be responsible for reimbursing the landlord the cost of the annual buildings insurance premium.

VAT

It is understood the property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of E120. A copy of the certificate is available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent:

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Tel: 01242 576276
Email: enquiries@johnryde.co.uk

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IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2017/2018 47.9 pence in the pound. Small Business Multiplier 46.6 pence in the pound (applicable to rateable values under £15,000). Total exemption for qualifying parties for properties with rateable values under £12,000. Information obtained from www.gov.uk and rateable values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against rateable value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.