

**Unit 7
Churchill Industrial Estate
Churchill Road
Leckhampton Cheltenham GL53 7EG**



**Warehouse / Factory Unit
To Let
2337 sq ft (217.16 sq m)**

Location

The Churchill Industrial Estate is located in Leckhampton, approximately 1 mile south of Cheltenham's town centre. Swindon and the M4 Motorway can be easily reached via the B4070 and A417/9. There is also fast access to Junction 11A of the M5 Motorway .

The Estate is secure with gated access.

Description

The premises comprise the lower level of an industrial building with the following key features :

- Full ramped access
- Concertina doors
- Floor to ceiling height 3.43m
- Fluorescent lighting
- Concrete floor to warehouse
- WC and office
- Yard and parking area

Accommodation and Terms

The approximate gross internal areas are as follows :-

| Unit | sq ft | sq m |
|----------------------------------|-------------|---------------|
| 7 | 2337 | 217.16 |
| Total Gross Internal area | 2337 | 217.16 |

The unit can be leased on full repairing and insuring terms. The asking rentals are as follows

Unit 7 £,11,500.00 pa exclusive

Rates

The rateable value of Unit 7 has been assessed at £7,000.00

EPC

An EPC is available on request.

Legal Costs

Each party to pay for their own legal and surveyors costs involved with the transaction

Viewing

By prior appointment with Simon Noyes-Lewis of Noyes Lewis Commercial Property on 0845 6026242 or snl@noyeslewis.com or joint agent John Ryde Commercial

www.churchillindestate.co.uk