

# Open Storage Land To Let Blaisdon Way, Cheltenham

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## Open Storage Land To Let

**Land Off Blaisdon Way  
Cheltenham  
GL50 0WR**

**Approximately 0.94 of an  
acre.**

- Predominantly tarmac and crushed stone level surface.
- Located to the rear of Enterprise Car Rental
- Available on a new lease



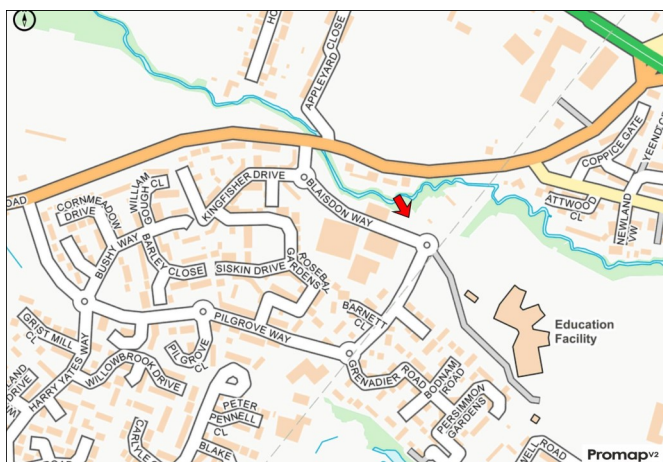
# Land Off Blaisdon Way, Cheltenham

## Location

The site is situated north west of Cheltenham town centre with access from Blaisdon Way off the B4634 Haydon Road, close to its junction with the A4019 Tewkesbury Road.

Tewkesbury Road provides access to Junction 10 of the M5 Motorway approximately 2 miles north west and to Cheltenham town centre approximately 2.5 miles south east. Junction 11 of the M5 is approximately 4 miles south west.

The site is located to the rear of Enterprise Car Rental and is separately accessed.



## Description

The site is approximately 0.94 of an acre, predominantly level and benefits from a tarmac and crushed stone surface with a shared gated access off Blaisdon Way.

The site has most recently been used for vehicle storage purposes and has a number of marked parking bays. A vehicle wash down facility and a CCTV installation available by separate negotiation.

## Services

We are advised that water, electricity and drainage are available. We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Lease

The site is available on a new lease on terms to be agreed outside the Landlord & Tenant Act 1954. Details on application.

## Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

The site will require a separate assessment for Business Rates. Interested parties should make their own enquiries to Cheltenham Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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