

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**UNIT 6, THE BRAMERY, CHELTENHAM
GL51 8HE**

TO LET (2656 Sq Ft)



- 3 PHASE ELECTRICITY
- CONCRETE FRAME
- ROLLER SHUTTER DOOR
- PARKING FOR 4 VEHICLES

NEW LED LIGHTING

NEW LEASE

AVAILABLE 1ST MARCH 2025

RENT £29,250PA + VAT



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The Bramery lies within a mixed commercial and residential area of the A40, Gloucester Road. The west of Cheltenham town centre is half a mile away, and junctions 10 and 11 of the M5 lie within 3 miles. Gloucestershire Airport lies adjacent to junction 11 of the M5.

DESCRIPTION

A single storey production warehouse / light industrial unit which is constructed of a concrete frame with block work walls and coloured metal external cladding. The roof is constructed of corrugated insulated metal sheeting with translucent roof lights.

Accommodation (GIA)

Unit 6

Ground Floor Warehouse
New W/c + Kitchenette

18.13m x 13.61m = 246.74 Sq M (2656 Sq Ft)

Total Area

246.74 Sq M (2656 Sq Ft)

LEASE The property is available to let on a new FRI lease at **£29,250pa** + vat from 1st March 2025

SERVICES All main services are connected to the premises to include three phase electricity.

USE – Use Class E

EPC – E105

RV – TBA (Should be £16,100)



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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