

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**DETACHED REAR OF UNIT 1a THE RUNNINGS
KINGSDITCH TRADING ESTATE, CHELTENHAM
GL51 9NJ**

**TO LET
60.8 Sq M (654 sq ft)**



**Office with Small Warehouse
New Lease
Rent £6000 pa
Small Business Rate Relief
Available December 2025**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION

The Runnings can be found approximately 1.5 miles North West from Cheltenham Town Centre. Kingsditch Trading Estate is a well known secondary industrial estate with adjacent occupiers to include Spirax Sarco, Rochamp and various small businesses.

DESCRIPTION

Deatched industrial unit with small office

ACCOMMODATION (Areas and measurements approximate only)

Ground Floor

Workshop 16.33m x 3.03m = 49.47 Sq M

Front Small office 4.41m x 2.57m = 11.33 Sq M

TOTAL AREA 60.8 Sq m (654 Sq Ft)

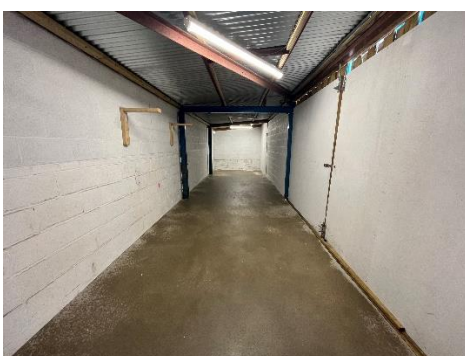
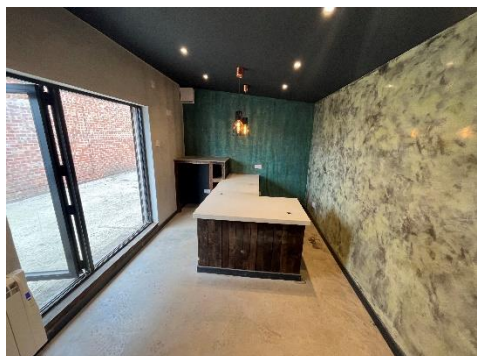
SERVICES - All main services are connected to the premises.

LEASE TERMS- The property is available by way of a new lease for a term to be agreed.

VAT – VAT is not payable on the rent.

Rateable Value – £1575 Small Business Relief will apply.

RENT - £6000 PA (£500 PCM)



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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