

## To Let

### **UNIT 8 CHURCHILL INDUSTRIAL ESTATE, CHURCHILL ROAD, LECKHAMPTON, CHELTENHAM, GL53 7EG**



### **Warehouse/Factory Unit**

**3,013 Sq Ft (298 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 has gated access.

### DESCRIPTION

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

- Modern Roller Shutter door
- Floor to ceiling height 3.45 m
- Fluorescent lighting
- Concrete floor to warehouse
- WC and Office
- Parking Area

### ACCOMMODATION

| Unit                             | sq ft        | sq m       |
|----------------------------------|--------------|------------|
| 8 20.98m x 14.90 m max           | 3,013        | 298        |
| <b>Total Gross Internal Area</b> | <b>3,013</b> | <b>298</b> |

### SERVICES

Mains electricity (including 3 phase (3 x 100 amp)), water and drainage are connected. A gas meter is installed. No gas is in use at the premises.

### BUSINESS RATES

(Source: Valuation Office Agency website)

The premises are assessed at a Rateable Value of £14,250.

## LEASE TERMS

The Unit can be leased on full repairing and insuring terms. There is an estate service charge payable by each tenant.

## RENT GUIDE

£16,500 per annum exclusive.

## VAT

The property is elected for VAT and VAT will be payable on rent and all other outgoings.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C(73). 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 :

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