





Unit 4 Bramery Business Park

Warehouse/Factory unit situated on a popular business park with gated entrance.

Location

The Unit is located on Bramery Business Park which is well located within a mixed commercial and residential area, close to the A40 Gloucester Road, Cheltenham. The town centre is conveniently located half a mile away and junctions 10 and 11 of the M5 lie within 3 miles of the property.

Description

Key features of the Unit include :

- Secured Business Park with sliding gate at entrance
- 4.6m eaves and 6.1m to ridge.
- Motorised roller shutter door 4.5m wide by 4.2m high.
- Sandwich insulation roof panels and skylights.
- Concrete frame and floor.
- 4 allocated parking bays with 2 additional bays in front of roller shutter and visitors parking.
- Male and female WCs.

| Accommodation | | |
|----------------------------------|------------------|------------------|
| Ground Floor | | |
| Industrial/Warehouse | 182.43 m2 | 1,964 ft2 |
| First Floor | | |
| Office | 75.24 m2 | 810 ft2 |
| Total Gross Internal Area | 257.67 m2 | 2,774 ft2 |

- First floor open plan offices with air conditioning / heating cassettes, carpeted.
- Skylights with separate glazed partitioned meeting room.
- Kitchenette.

EPC

The property has an EPC Rating of C.

Planning

Within Classes E (previously Class B1) and B8 of the Use Classes Order 1987.

Rates

The assessment appearing on the Valuation Office Agency website is £17,500.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

A Charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

Rent

£23,500 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



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