



TO LET



# Units C7 & D7 Churcham Business Park

**Two modern industrial units within a popular Business Park on the outskirts of Gloucester City. Available individually or as a single lot.**

## Location

Churcham Business Park is a modern development prominently located on the A40 trunk road, some 4 miles from the City of Gloucester. It benefits from excellent road links to the surrounding area. The A40 links to Gloucester's ring road and the A417, leading to the M5 at Junction 11 (7 miles). Cheltenham is 9 miles, Tewkesbury via the A38 is 13 miles and Junction 3 of the M50 is 10 miles.

## Description

The units are of steel portal frame construction with coloured insulated profile cladding. The roof incorporates translucent panels at regular intervals. The elevations comprise powder coated aluminium windows, with access provided to each unit by way of personnel doors or sectional vehicular doors.

The units have 3 phase electricity and WC facilities and there is a kitchen point in Unit D7. Externally, there is ample parking adjacent to the units and excellent views over open countryside.

The property has an EPC Rating of C-62.

## Accommodation

(Gross internal area)

Unit C7	83.6 sq m	(900 sq ft)
Unit D7	83.6 sq m	(900 sq ft)
<b>Total</b>	<b>167.2 sq m</b>	<b>(1,800 sq ft)</b>

## Planning

Light industrial and storage which fall within Classes E and B8 of the Use Classes Order.

## Rates

The Rateable Values currently appearing in the Valuation List are as follows:

Unit C7	£6,500
Unit D7	£6,500

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

## Terms

The units are offered by way of a new lease for a term to be agreed.

## Rent

Unit C7	£8,500 per annum exclusive.
Unit D7	£8,500 per annum exclusive.

## Service Charges

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## 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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