



Unit 6 Coln Park Industrial Estate

Modern industrial/warehouse unit on an established Business Park on the outskirts of Cheltenham.

Location

The property is situated on the Andoversford Industrial Estate, just off the A40 approximately 5 miles east of Cheltenham. The M5 at Junction 11a is approximately 8 miles to the west and Oxford, the A34 and the M40 are all within easy reach along the A40 to the east.

Description

The property comprising warehouse/factory and WC facilities also includes the following features:

- Eaves height 6.30m rising to 8.79m at the ridge
- Warm air heating in warehouse
- Automated roller shutter door
- Disabled WC and kitchenette
- Racking in situ if required
- Generous car parking.

There is a tarmacadam and concrete surfaced car parking and loading area to the front of the unit.

Accommodation

Approximate gross internal area

193.48 m2 (2,082 ft2)

EPC

The property has a Rating of B-38.

Rates

The property will need to be reassessed for rating purposes. Prospective occupiers are advised to make their own enquires with The Cotswold District Council (01285 643643), and to establish any transitional relief that may be applicable.

Planning

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

Terms

The unit is available by way of a sub lease or assignment of the head lease which expires 4th September 2029.

Insurance

The tenant will be responsible for refunding the appropriate insurance premium for the unit to the Landlord on a quarterly basis.

Rent

£23,342.32 per annum.

Service Charge

An Estate Charge will be levied 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.





Request a viewing

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

Key contacts

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