

# Festival Trade Park

Kingsditch, Cheltenham GL51 9NQ



**68% LET**  
**ONLY 3 UNITS**  
**REMAINING**

3 new industrial & warehouse units / 5,201 - 10,615 sq ft /  
Low air permeability design / 15% warehouse roof lighting

[www.festivaltradepark.co.uk](http://www.festivaltradepark.co.uk)





Superdry

Yamaha

Sub-Distribution



Wymans Lane

Topps Tiles

Runnings Road

Screwfix

Magnet

Evans Cycles

## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
11	16,870	2,694	19,564
12	4,162	1,039	5,201
13	4,331	1,083	5,414



# THE SITE

- ▶ High quality trade counter and industrial units in Kingsditch
- ▶ Kingsditch Industrial Estate is Cheltenham's premier industrial, trade and out of town retail destination
- ▶ 270m road frontage to Wymans Lane and Runnings Road
- ▶ Excellent road connections to the M5, M4 and M40

## Local Occupiers

- |                |                |                 |                     |                |
|----------------|----------------|-----------------|---------------------|----------------|
| ▶ Superdry     | ▶ Magnet       | ▶ Tile Giant    | ▶ Dunhelm           | ▶ M&S Foodhall |
| ▶ Yamaha       | ▶ Tile Giants  | ▶ Capitol Tiles | ▶ Homebase          | ▶ McDonald's   |
| ▶ Wolseley     | ▶ Evans Cycles | ▶ Speedy        | ▶ B&M               | ▶ Selco        |
| ▶ Screwfix     | ▶ Topps Tiles  | ▶ Howdens       | ▶ Argos             |                |
| ▶ Howdens      | ▶ Halfords     | ▶ Hydro         | ▶ Furniture Village |                |
| ▶ Spirax Sarco | ▶ Booker       | ▶ Safestore     | ▶ SCS               |                |



Over 14,000 cars pass Festival Trade Park every day.

# GREEN CREDENTIALS

The scheme is designed and constructed to ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.



Low air permeability design



15% warehouse roof lights increasing natural lighting



Electric vehicle charging provision



High performance insulated cladding and roof materials



Cycle parking



EPC rating of A

# UNIT 11

19,564 sq ft

## General Specification

Flexible industrial/warehouse unit with first floor office space for occupiers to undertake their own fit out to suit their specific needs.



## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) with ancillary trade uses.

## Terms

Units are available to lease on terms to be agreed.



8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Electric vehicle charging provision



12 year collateral warranty available



Fitted office with air conditioning



Shower facilities



Generous parking facilities



Cycle parking







# UNITS 12-13

5,201 - 5,414 sq ft (Ability to combine units for 10,615 sq ft)

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8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Electric vehicle charging provision



12 year collateral warranty available



Fitted office with air conditioning



High performance cladding



Generous parking facilities



Cycle parking





13

12

# TRAVEL DISTANCES

Festival Trade Park, Runnings Road, Kingsditch, Cheltenham, Gloucestershire, GL51 9NQ

## Road

Cheltenham Town Centre	2 miles
M5 (J10)	3 miles
Gloucester	9 miles
Swindon	38 miles
Oxford	41 miles
Bristol	44 miles
Birmingham	50 miles
London	96 miles

## Rail

Cheltenham Spa	2.1 miles
Bristol Parkway	28 mins
Birmingham	42 mins
London Paddington	2 hour 5 mins

## Airport

Gloucestershire Airport	4.3 miles
Birmingham Airport	49 miles
Exeter Airport	112 miles



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