

# UNITS FOR SALE/TO LET

A NEW DEVELOPMENT OF WAREHOUSE/INDUSTRIAL UNITS

## 3,300 sq ft to 25,505 sq ft

(310 sq m to 2,369 sq m)

**FURLONG**  
BUSINESS PARK

BISHOPS CLEEVE, CHELTENHAM



Computer Generated Image of similar  
Chancerygate development in Yate, Bristol

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

**FURLONG PARK** | BISHOP'S CLEEVE | CHELTENHAM | GLOUCESTERSHIRE | GL52 8TW

Chancerygate



Furlong Park is a high profile business location 3 miles north of Cheltenham town centre with easy access to the M5.



## GENERAL SPECIFICATION

- 8.4m minimum clear height
- First floor mezzanines for storage or fitting out as offices
- Full height electric loading doors
- 37.5kN per sq m floor loading
- 15% warehouse roof lights
- Ability to combine units

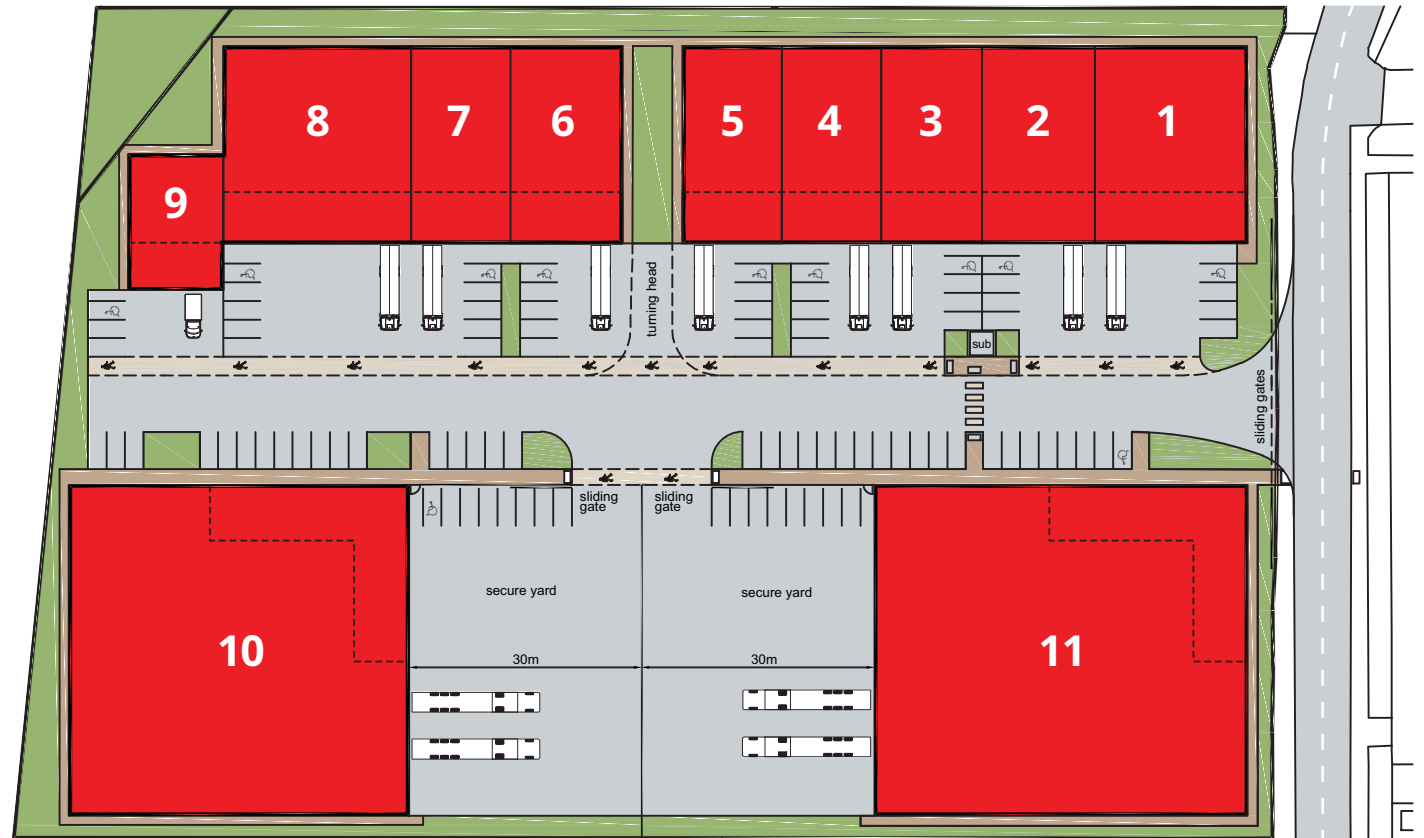
## PLANNING USE

B1C, B2 and B8 uses subject to planning.

## GREEN CREDENTIALS

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 9.41% decrease in CO2 emissions over 2010 Buildings Regulations. As a result, occupation costs to the end user will be reduced. The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



## ACCOMMODATION

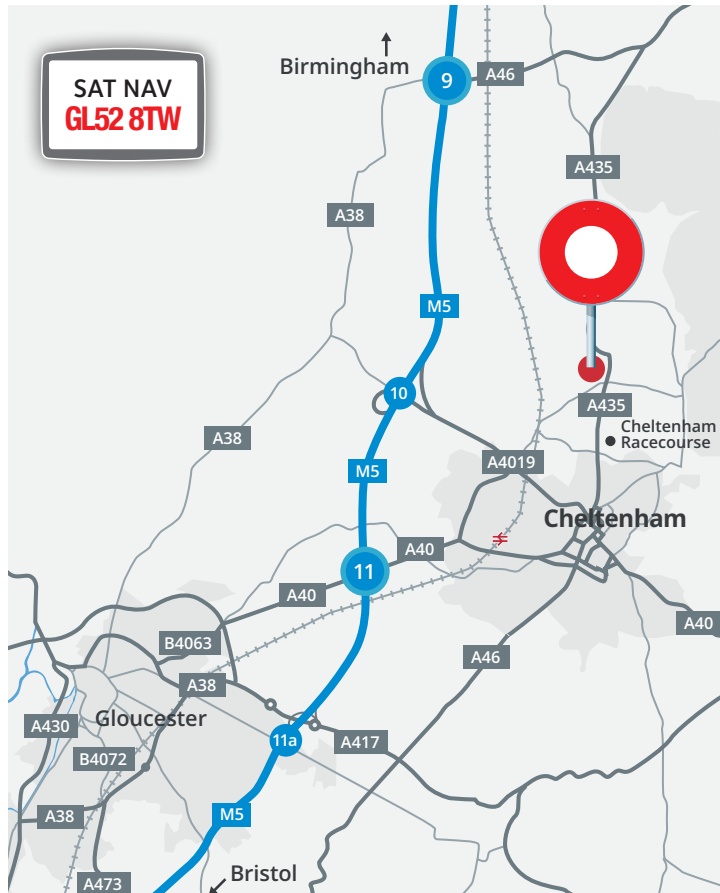
Unit (sq ft)	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL*
1	5,405	1,430	6,835
2	3,875	1,035	4,910
3	3,640	955	4,595
4	3,545	930	4,475
5	3,390	905	4,295
6	3,925	1,030	4,955
7	3,475	930	4,405
8	6,690	1,770	8,460
9	2,370	960	3,330
10	20,125	3,125	23,250
11	22,095	3,410	25,505

\*Areas are approximate on a GEA basis

## LOCATION

The site is located on the northern edge of Cheltenham, approximately one mile north of Cheltenham Race Course, three miles north of Cheltenham Town Centre, and four miles from Junction 10 of the M5 Motorway.

The site is located to the south of the A435 within an area known as Cleeve Business Park. The site neighbours significant occupiers such as GE Aviation, Zurich Insurance and Capita Life & Pensions.



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



## TRAVEL DISTANCES

### ROAD:

<b>M5 J9</b>	6.5 miles/12 mins	<b>A40</b>	4 miles/10 mins
<b>M5 J10</b>	4.5 miles/10 mins	<b>A46</b>	5 miles/8 mins
<b>M5 J11</b>	5 miles/12 mins		

### TOWN:

<b>Cheltenham</b>	3.5 miles/10 mins	<b>Gloucester</b>	12 miles/30 mins
<b>Bristol</b>	45 miles/55 mins	<b>Swindon</b>	35 miles/55 mins

### RAIL:

<b>Cheltenham Railway Station</b>	4 miles	<b>Gloucester Railway Station</b>	11 miles
-----------------------------------	---------	-----------------------------------	----------

### AIRPORTS:

<b>Bristol</b>	52 miles/1 hour	<b>Birmingham</b>	56 miles/1 hour
----------------	-----------------	-------------------	-----------------

## TERMS

Available Freehold or Leasehold



**Jeremy Hughes** 0117 984 8413  
jeremy.hughes@realestate.bnpparibas

**Robert Brophy** 0117 984 8450  
robert.brophy@realestate.bnpparibas



**0117 917 2000**  
[www.colliers.com/uk](http://www.colliers.com/uk)

**Tom Watkins** 0117 917 2028  
tom.watkins@colliers.com

**James Short** 0117 917 2014  
james.short@colliers.com

A development by:  
**Chancerygate**

**George Dickens** 020 7657 1853  
gdickens@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. Oct 2018.