# BR INDUSTRIAL TRUST

## **Units 23-24 Trade Counter / Industrial Units** 1,250 - 2,500 sq ft To Let

**Cheltenham Trade Park** Arle Road, Cheltenham, GI51 8LZ











## CHELTENHAM TRADE PARK

Units 23 & 24 CTP are mid-terrace adjoining industrial units comprising of steel port frame construction. Each unit has a roller shutter door measuring 2.65m wide and 3.6m high. There is a small kitchenette at the rear of Unit 24. The units minimum eaves height is 5.92m rising to 7.92m at the Apex. The property currently has an EPC rating of D, valid until February 2033.

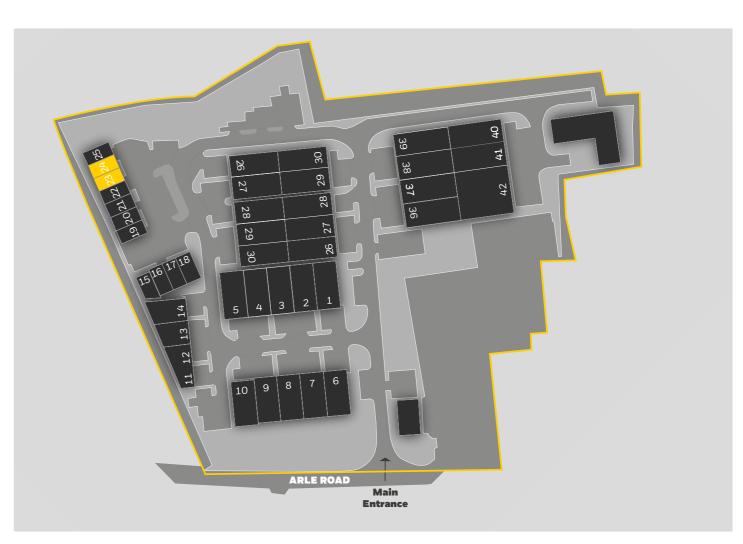
## ACCOMMODATION

UNIT	SQ FT	SQ M
23	1,250	116.13
24	1,250	116.13
Total	2,500	232.26

Established trade park

Up to 7.92m eaves height

Office accommodation





1 roller shutter door per unit

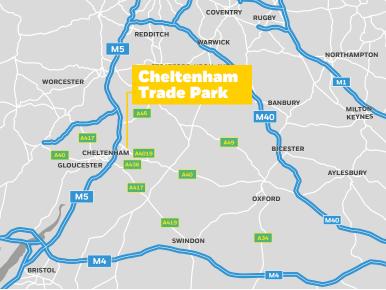


On site parking



Generous yard area





what3words: jars.foil.rocks www.what3words.com

## EASY-ACCESS TO M5 MOTORWAY

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile. LOCAL OCCUPIERS



### **COMMUNICATIONS**

	MILES
Cheltenham Town Centre	1
Cheltenham Station	1.3
M5 J10 & J11	3
Gloucester	9
Bristol	40
Birmingham	45

#### TERMS

The units are available individually or combined by way of a new FRI lease, for a term of years to be agreed.

#### RATES

Upon Application.

#### **EPC**

Rated D.

#### RENT

Upon Application.

#### **FURTHER INFORMATION**

Further information is available from the joint agents.



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