

TO LET
Unit 4 Bramery Business Park
Alstone Lane
Cheltenham GL51 8HE



Warehouse / Factory Unit with offices
2774 sq ft (257.67 sq m)

Location

The Unit is located on Bramery Business Park which is well located in a mixed commercial and residential area, close to the A40 Gloucester Road, Cheltenham. The town centre is conveniently located half a mile away and junctions 10 and 11 of the M5 lie within 3 miles from the property.

Description

The key features of the Unit include :

- Secured Business Park with sliding gate at entrance
- 4.6m eaves and 6.1m to ridge
- Motorised roller shutter door 4.5m wide 4.2m high
- Sandwich insulation roof panels and skylights
- Concrete frame and floor
- 4 allocated parking bays with 2 additional bays in front of roller shutter and visitors parking.
- Male and female Wcs
- First floor open plan offices with air conditioning / heating cassettes, carpeted, skylights with separate glazed partitioned meeting room.
- Kitchenette.

Accommodation

The approximate gross internal areas are as follows :

	Sq ft	Sq m
Ground Floor		
Industrial or Warehouse	1964	182.43
First Floor		
Office	810	75.24
Total Gross Internal Area	2774 sq ft	257.67 sq m

Terms

The space is available by way of a full repairing and insuring lease for a term of years to be agreed.

Rental

The asking rental is £23,500.00 pa exclusive on a full repairing and insuring basis.

EPC

We understand the Unit has an energy rating of C. A certificate is available upon request.

Rates

It is understood the rateable value of the Unit is £17,500.00. For further information and for confirmation of amount payable, interested parties should contact Cheltenham Borough Council.

Legal and Surveyors Costs

Each party to pay for their own legal and surveyors costs involved with the transaction

Viewing

By prior appointment with the sole agent Noyes Lewis on 07847 368721