

commercial property

# 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.

tel: 0845 602 6242 web: www.noyeslewis.com Ethos House, The Link Business Park, Andoversford, Cheltenham, Gloucestershire GL54 4LB

## 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

Noyes Lewis Commercial Property (NLCP) on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that:- 1. The Particulars are a general outline of the property only for the guidance of intended Buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions dimensions references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any buyer or Tenant must satisfy whatsoever in relation to the property.