

Images coming soon

Industrial

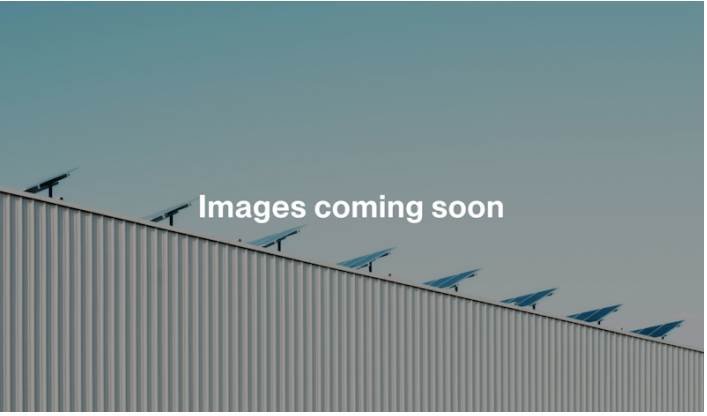
UNIT 12 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

UNIT 12 | 4,985 SQ FT

Unit 12 offers 4,985 sq ft of refurbished industrial accommodation

Unit 12 offers 4,985 sq ft of refurbished industrial accommodation, suitable for a range of industrial or trade counter uses. The unit benefits from steel portal frame construction, roller shutter loading, LED lighting, upgraded office finishes, and accessible welfare facilities, with an approximate eaves height of 4.5 m. Generous on site parking supports efficient day to day operations. Located approximately two miles west of Cheltenham town centre, the unit enjoys excellent connectivity to M5 Junctions 10 and 11, providing direct access to the national road network. Service/maintenance charge for this unit are to be confirmed.



Lease Type New

Unit Summary

- Ideal Trade Counter Units
- LED Lighting
- Refurbished Unit
- Roller Shutter Door
- Steel Portal Frame
- Office Accommodation

Occupational Costs

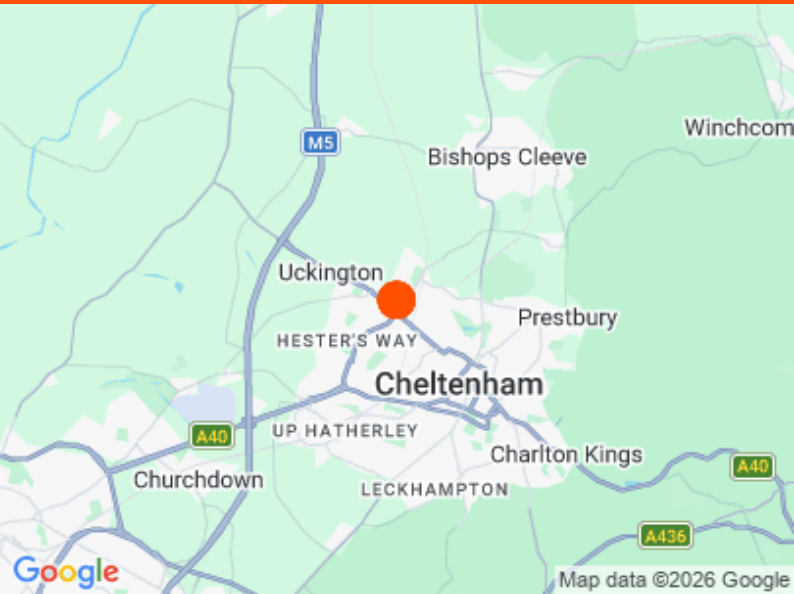
	Per Annum	Per Sq Ft
Rent	£46,111.25	£9.25
Rates	£18,463.00	£3.70
Service Charge	Not specified	Not specified
Insurance	£997.00	£0.20
Total Cost	£65,571.25	£13.15

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Just 2 miles from Junctions 10 and 11 of the M5, Kingsditch Trading Estate is a well-established trade and industrial zone serving Cheltenham and the wider South West.



Road
M5: 2 miles



Airport
Birmingham Airport: 50 miles



Rail
Cheltenham Spa Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)

Key Contact



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Customer Engagement Manager

"Lauren is a Customer Engagement Manager based in the South."



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