

Industrial

Images coming soon

# UNIT 19 | KINGSDITCH TRADING ESTATE

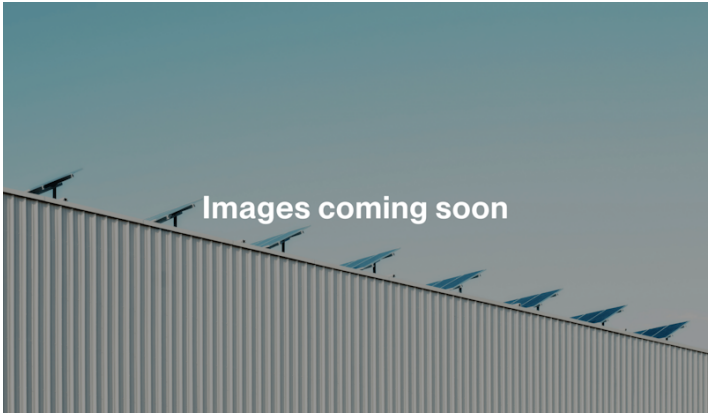
Malmesbury Road, Cheltenham, GL51 9PL

## UNIT 19 | 1,657 SQ FT

Unit 19 provides 1,657 sq ft of high quality industrial accommodation

Unit 19 provides 1,657 sq ft of high quality industrial accommodation, suited to a range of light industrial or trade uses. The unit features steel frame construction, roller shutter loading, LED lighting and modern welfare facilities, with eaves heights of approximately 4.5 m. Situated within Kingsditch Trading Estate, the unit benefits from a strategic location approximately two miles west of Cheltenham, with strong road connectivity via the M5 motorway. 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

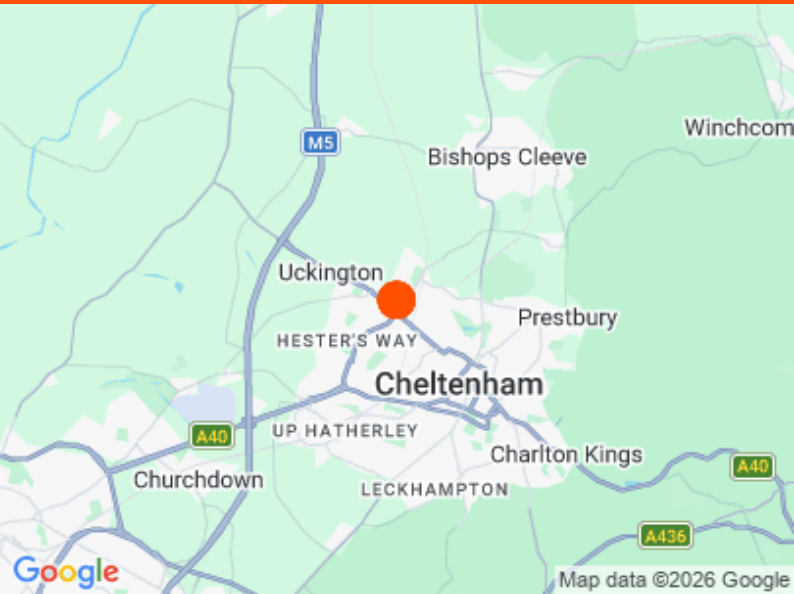
	Per Annum	Per Sq Ft
Rent	£19,469.75	£11.75
Rates	£6,112.75	£3.69
Service Charge	Not specified	Not specified
Insurance	£331.40	£0.20
<b>Total Cost</b>	<b>£25,913.90</b>	<b>£15.64</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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	B (41)

## Key Contact



**Lauren Willingham**

Customer Engagement Manager

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



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