

Industrial

# UNIT 20 | KINGSDITCH TRADING ESTATE

Malmesbury Road, Cheltenham, GL51 9PL

Images coming soon

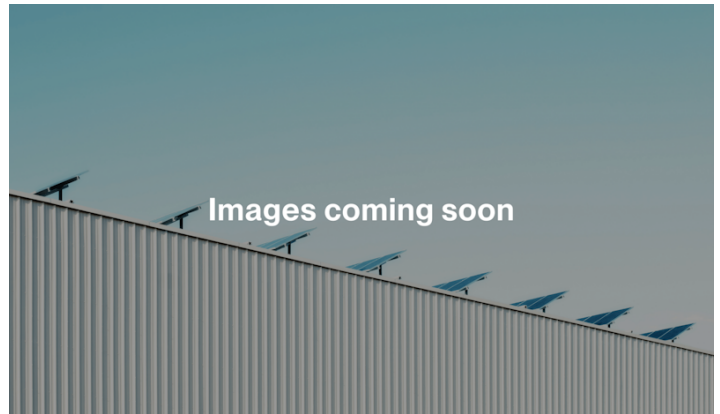
## UNIT 20 | 1,641 SQ FT

Unit 20 offers 1,641 sq ft of refurbished industrial space

Unit 20 offers 1,641 sq ft of refurbished industrial space, well suited to small business, trade or workshop occupiers. The unit benefits from roller shutter access, LED lighting, upgraded office finishes and accessible WC facilities, within a managed estate environment with ample parking provision.

The unit enjoys excellent access to Cheltenham and the wider Gloucestershire area, with M5 Junctions 10 and 11 located within a short drive.

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

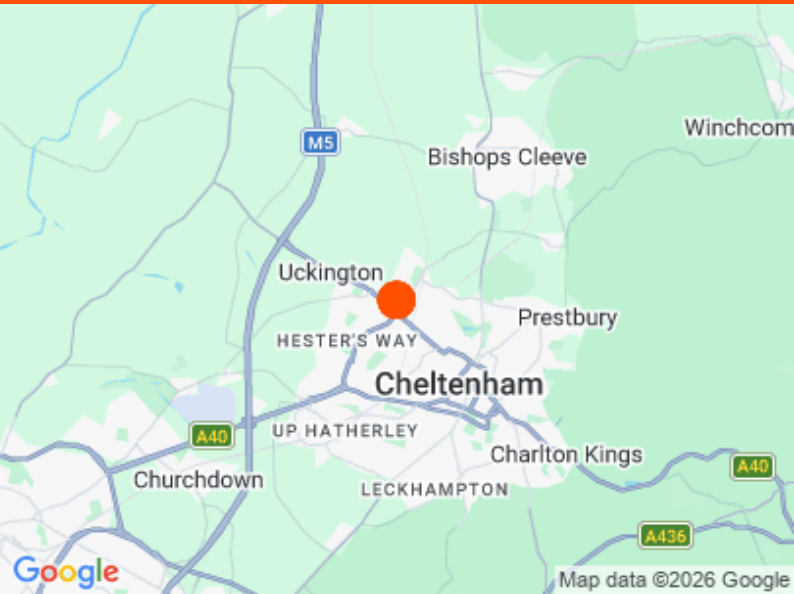
	Per Annum	Per Sq Ft
Rent	£19,281.75	£11.75
Rates	£6,112.75	£3.73
Service Charge	Not specified	Not specified
Insurance	£328.20	£0.20
<b>Total Cost</b>	<b>£25,722.70</b>	<b>£15.68</b>

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 (44)

## Key Contact



**Lauren Willingham**

Customer Engagement Manager

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



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