

# LANDSDOWN

## INDUSTRIAL ESTATE

Units 5 - 8 14,676 - 95,880 sq ft (1,363.40 - 8,907.25 sq m)



## TO LET

### Industrial/Warehouse Unit

- Available individually or as a whole
- Large secure yard providing access into both Unit 7 and Unit 8
- Parking area to front and a shared yard/parking area to the rear
- 3 full height roller shutter doors
- Flexible lease terms available

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL



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## Accommodation

The units comprise the following Gross Internal Area (GIA):

Units	EPC	Sq ft	Sq m
5	C-70	14,676	1,363.40
6	C-70	29,351	2,726.70
7	C-70	19,567	1,817.77
8	C-70	32,286	2,999.40
<b>TOTAL</b>		<b>95,880</b>	<b>8,907.25</b>

## Service Charge

A service charge will be levied to the tenant to cover items associated with the common areas of the estate. Further information is available upon request.

## Business Rates

The units have a combined assessment with other properties on the estate and would need to be re-assessed following occupation by an incoming tenant.

## Viewing

For further information or to arrange a visit, please contact the joint letting agents:



Robert Smith  
robert.smith@brutonknowles.co.uk



Josh Gunn  
josh.gunn@realestate.bnpparibas

Rupert Elphick  
rupert.elphick@realestate.bnpparibas

## Location

Cheltenham is a large spa town and borough in Gloucestershire, located on the edge of the Cotswolds with a population of approximately 116,500. Lansdown Industrial Estate is centrally located just off the A40 on the western edge of Cheltenham, approximately two miles from Junction 11 of the M5 motorway and three miles from Junction 10 of the M5 motorway. Cheltenham Spa railway station is within 100 metres of the estate, with Cheltenham Town Centre a further one mile east.

## Description

Units 5-8 are made up of interconnected warehouse/production buildings that can be taken as a whole, or individually. The units provide a range of eaves height from 5.28-8m. Three of the units include office space with staff facilities and two of the units benefit from gantry cranes.

The units are accessed from three separate loading doors and come with a secure yard to the rear.

Re-configuration is possible subject to lease terms and covenant.

## Tenure

A new full repairing and insuring lease is available for a term of years to be agreed.

## Rental

Upon application.



Kurt Wyman  
kurt@kurtwymansurveyors.co.uk

Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. KW/BK/BNP HD2310 11/19