

# LANSDOWN

## INDUSTRIAL ESTATE

Unit 24 10,184 sq ft (946.12 sq m)



## TO LET

### Refurbished Industrial/ Warehouse Unit

- Front loading with parking for customers
- Frontage leading into the estate
- Two storey office content

Lansdown Industrial Estate,  
Gloucester Road, Cheltenham GL51 8PL



GL51 8PL



## 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. Cheltenham Spa railway station provides direct train links to Bristol (45 minutes), Birmingham (40 minutes) and London (2 hours). Cheltenham is situated approximately 9 miles from Gloucester, 40 miles from Bristol, 48 miles from Birmingham and 95 miles from London.

## Description

Unit 24 occupies a prominent position overlooking the entrance of the estate and has potential for a trade counter / showroom use. The construction is of steel frame with blockwork elevations and a clad roof, incorporating translucent roof lights.

The unit comprises customer car parking to the front elevation with a low height loading door and pedestrian access to the offices, with a full height loading door and staff parking to the rear of the property.

## Accommodation

The unit comprises the following Gross Internal Area (GIA):

Unit 24	Sq ft	Sq m
Ground Floor Warehouse	7,417	689.09
Ground Floor Office	1,370	127.34
First Floor Offices	1,396	129.69
<b>TOTAL</b>	<b>10,184</b>	<b>946.12</b>

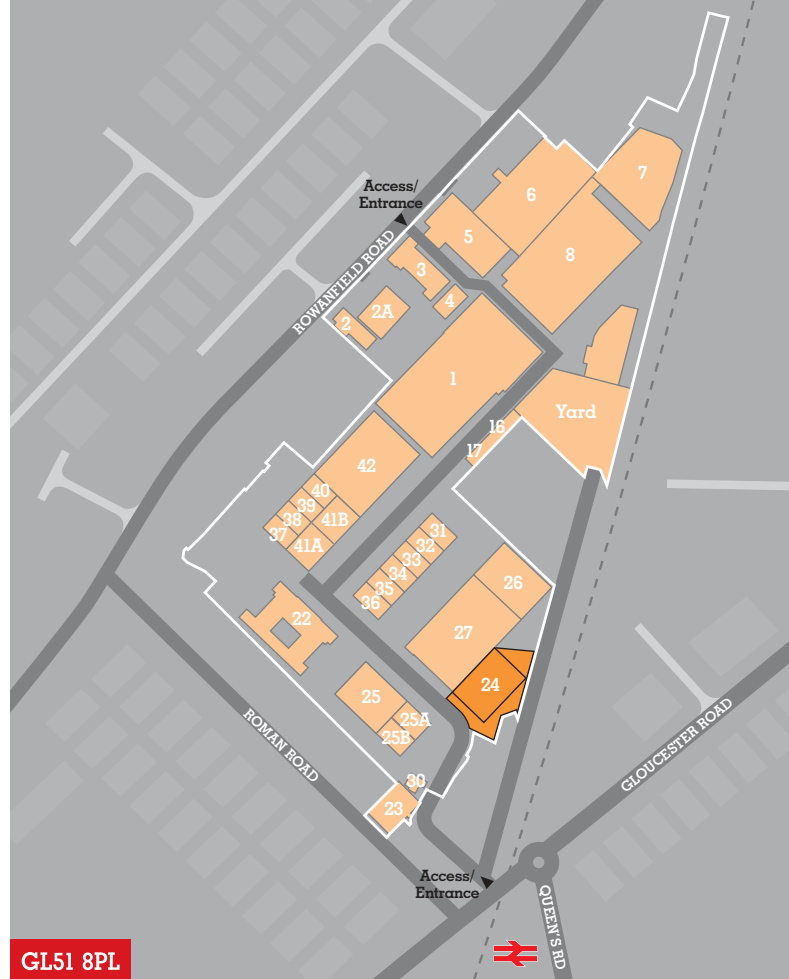
## Tenure

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

Asset Manager  
**CAISSON**  
INVESTMENT MANAGEMENT

**Kurt Wyman**  
01452 380064  
www.kurtwymansurveyors.co.uk

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kurt@kurtwymansurveyors.co.uk



## Rental

Upon application.

## 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

We understand the warehouse has a 2017 rating assessment of £41,750. For rates payable we recommend contacting the marketing agents.

## EPC

The Energy Performance Rating to be assessed.

## Viewing

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

**BK** Bruton Knowles est.1862  
01452 880000  
brutonknowles.co.uk

Robert Smith  
robert.smith@brutonknowles.co.uk

**BNP PARIBAS**  
REAL ESTATE  
0117 984 8400  
realestate.bnpparibas.co.uk

Josh Gunn  
josh.gunn@realestate.bnpparibas

Rupert Elphick  
rupert.elphick@realestate.bnpparibas