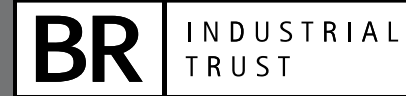


# unit 37

CHELTENHAM TRADE PARK ■ ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



FULLY  
REFURBISHED



## Industrial/Trade Counter Unit 4,682 sq ft (435.0 sq m) **TO LET**

- Covered loading canopy
- Eaves height of 6.6m
- Four dedicated parking spaces
- Landscaped site
- Two storey office space
- Excellent access to town centre
- Quick access to both M5 J10 and J11
- Potential for undercroft storage
- Further communal parking

Occupiers Include:

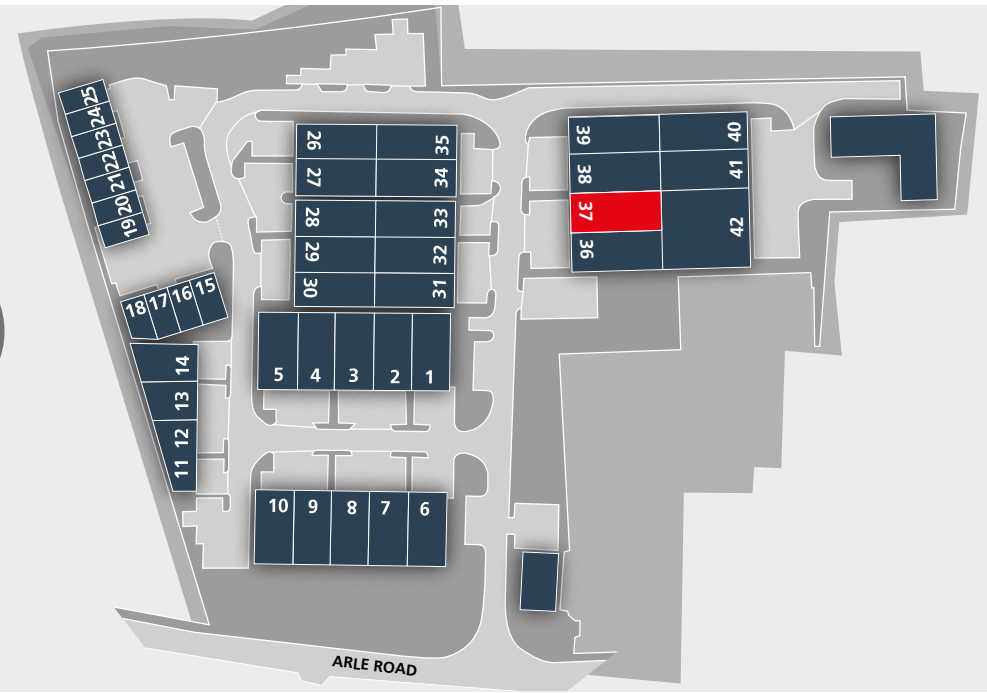
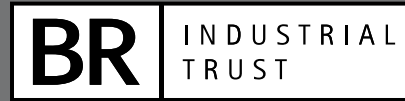


# CHELTENHAM

[www.canmoor-cheltenhamtradepark.com](http://www.canmoor-cheltenhamtradepark.com)

# unit 37

CHELTENHAM TRADE PARK ■ ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



## ACCOMMODATION

	sq ft	sq m
Warehouse	3,651	339.2
GF Office / Undercroft	515	47.9
FF Office	515	47.9
<b>Total (GIA)</b>	<b>4,682</b>	<b>435.0</b>

## BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £22,750.

## EPC

To be assessed.

## RENT

Rent on application.

## LEGAL COSTS

Both parties are responsible for their own legal costs incurred.

## TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed.

## FURTHER INFORMATION

For more information and a full proposal, please contact:



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