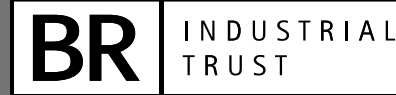


unit 21

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



FULLY
REFURBISHED



Industrial/Trade Counter/Workshop Unit 2,588 sq ft (240.4 sq m) **TO LET**

- High quality Storage and office space to ground floor
- Full depth first floor providing further offices or treatment rooms
- Full Business Rates relief for eligible businesses
- Established trade park
- Covered loading apron
- Two dedicated parking spaces
- Excellent access from town centre
- Further communal parking

Occupiers Include:

PLUMBASE
PLUMBING • HEATING • BATHROOMS • KITCHENS

**ELECTRIC
CENTER**

**CITY
PLUMBING
SUPPLIES**

WILTS
electrical wholesalers

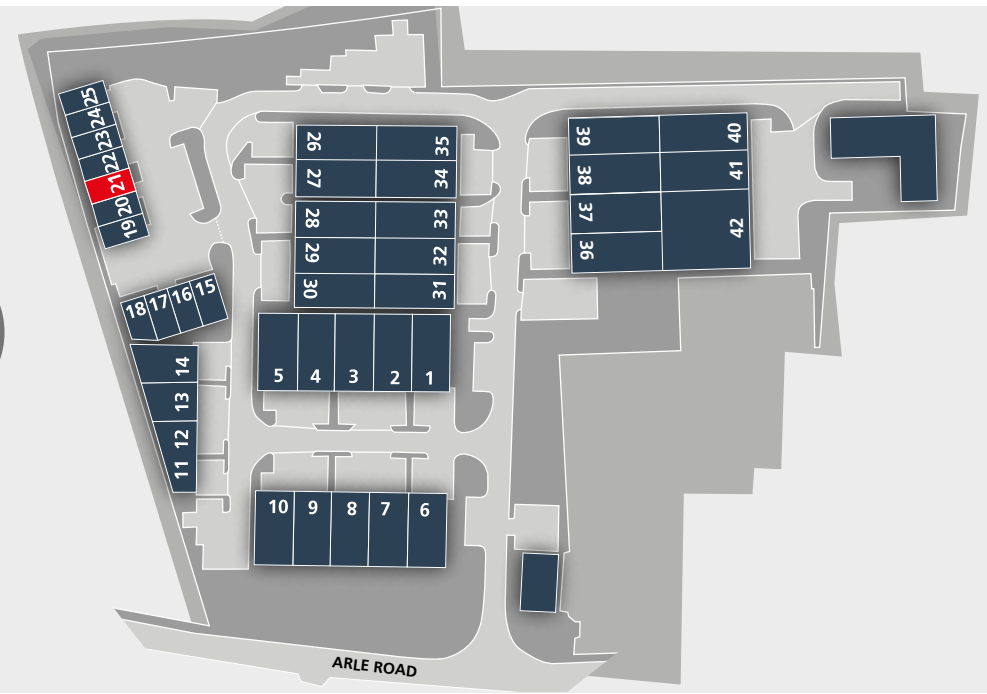
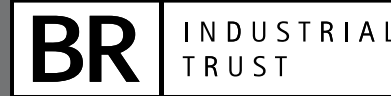
Denmans
Electrical Wholesalers Ltd

CityFibre

CHELTENHAM

unit 21

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



ACCOMMODATION

	sq ft	sq m
Ground Floor	1,369	129.7
First Floor	1,191	110.7
Total (GIA)	2,588	240.4

BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £10,000.

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:



Josh Gunn

josh.gunn@realestate.bnpparibas
0117 456 4512

Rupert Elphick

rupert.elphick@realestate.bnpparibas
0117 456 4502



01452 880000
brutonknowles.co.uk

Robert Smith

robert.smith@brutonknowles.co.uk
0145 288 0143