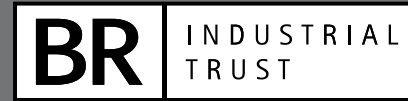


unit 10

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



Industrial/Trade Counter Unit 3,694 sq ft (343.2 sq m) **TO LET**

- Covered loading apron
- Quick access to both Junctions 10 and 11 of M5
- Prominent position within the estate
- Landscaped site
- Two storey office space
- End of Terrace unit with 6.1m eaves
- Three dedicated parking spaces
- Excellent access from town centre
- Further communal parking

Occupiers Include:

PLUMBASE
PLUMBING • HEATING • BATHROOMS • BOILER SERVICES



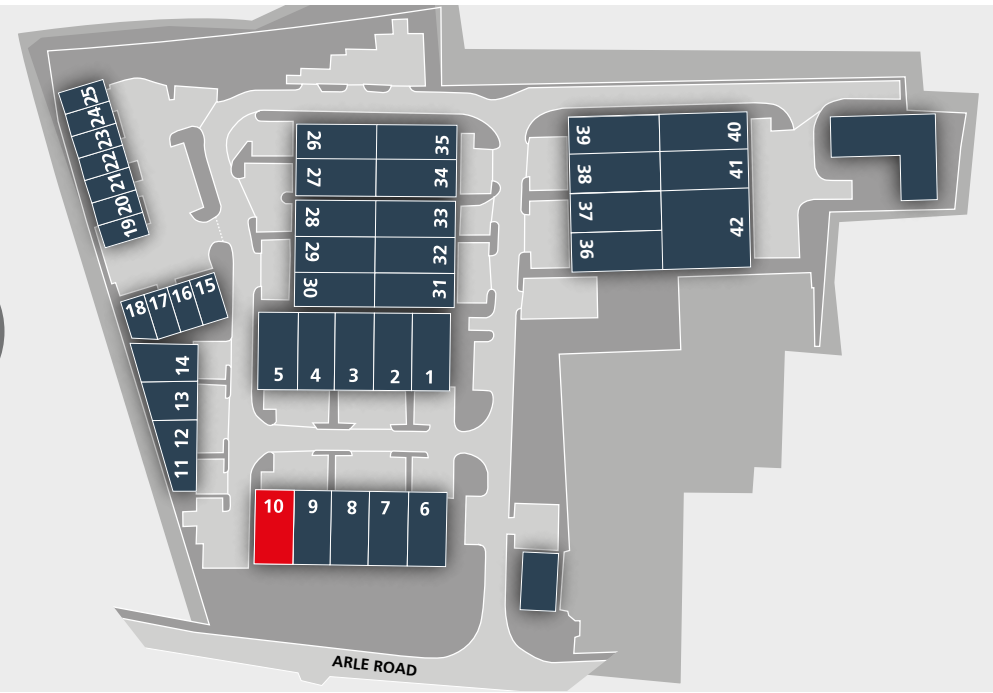
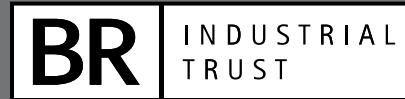
Denmans
Electrical Wholesalers Ltd

CityFibre

CHELTENHAM

unit 10

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



ACCOMMODATION

	sq ft	sq m
Warehouse	3,106	288.6
Ground Floor Office	294	27.3
First Floor Office	294	27.3
Total (GIA)	3,694	343.2

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 reassessed.

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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