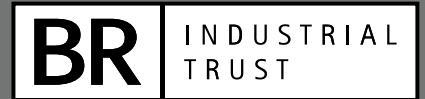


unit 17

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



Industrial/Trade Counter Unit 1,317 sq ft (122.4 sq m) **TO LET**

GREAT STARTER UNIT

- Established trade park
- Two storey office space
- 6.4m eaves height
- Two dedicated parking spaces
- Access from town centre & M5
- Further communal parking

Occupiers Include:

PLUMBASE
PLUMBING • HEATING • BATHROOMS • KITCHENS

ELECTRIC CENTER

CITY PLUMBING
SUPPLIES

Denmans
Electrical Wholesalers Ltd

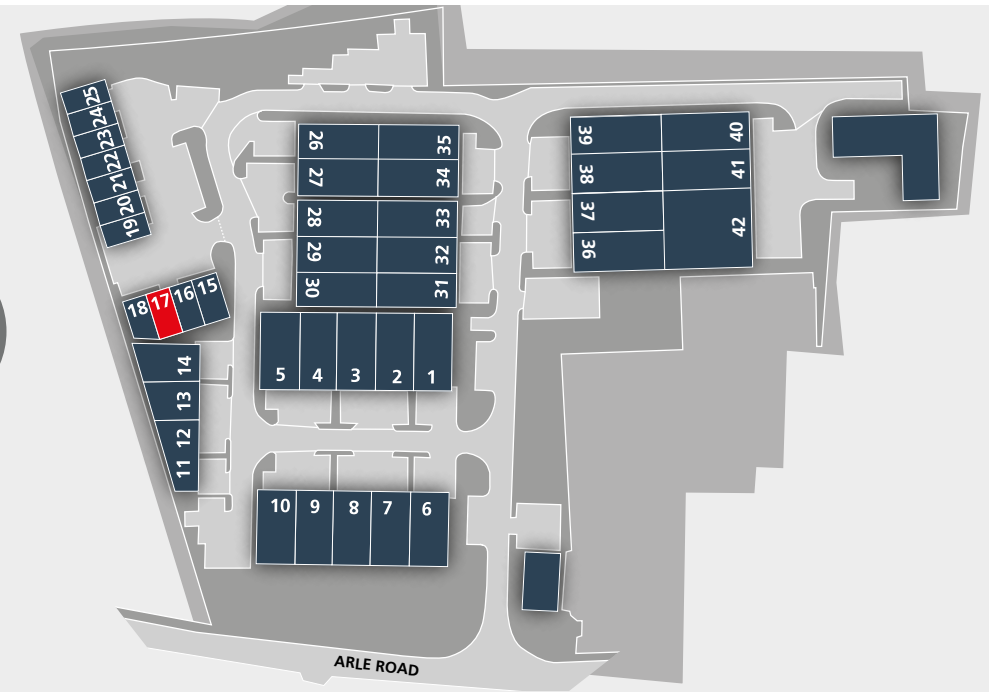
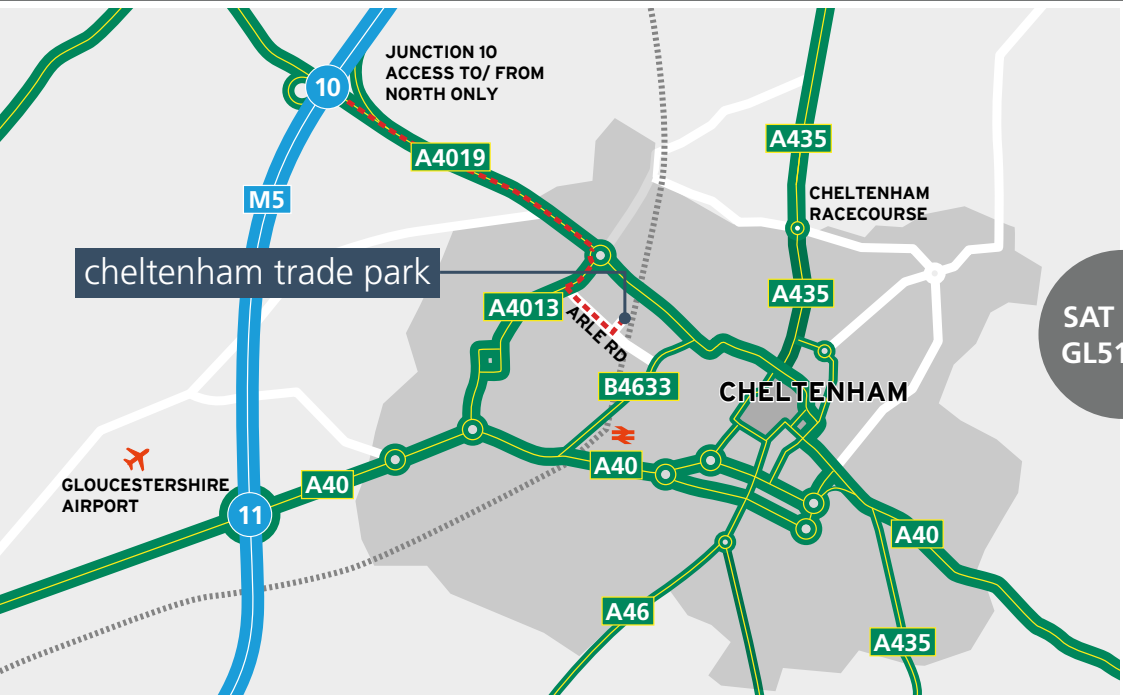
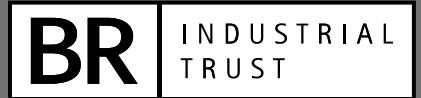
WILTS
electrical wholesalers

CityFibre

CHELTENHAM

unit 17

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



ACCOMMODATION

	sq ft	sq m
Ground Floor	1,317	120.8
Mezzanine	156	14.5
Total (GIA)	1,317	122.4

BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £8,700.

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.

RATEABLE VALUE

The rateable value is below the minimum threshold, so no rates to pay, subject to company circumstance.

FURTHER INFORMATION

For more information and a full proposal, please contact:



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