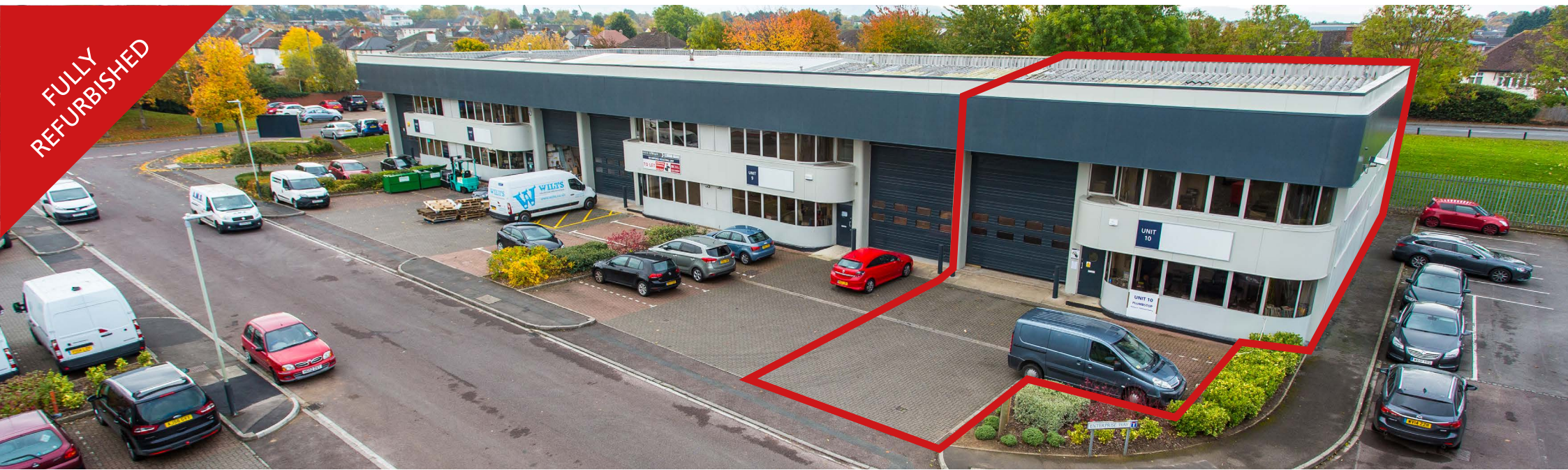


# unit 10

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



FULLY  
REFURBISHED



## 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

**ELECTRIC CENTER**

**CITY PLUMBING**  
SUPPLIES

**WILTS**  
electrical wholesalers

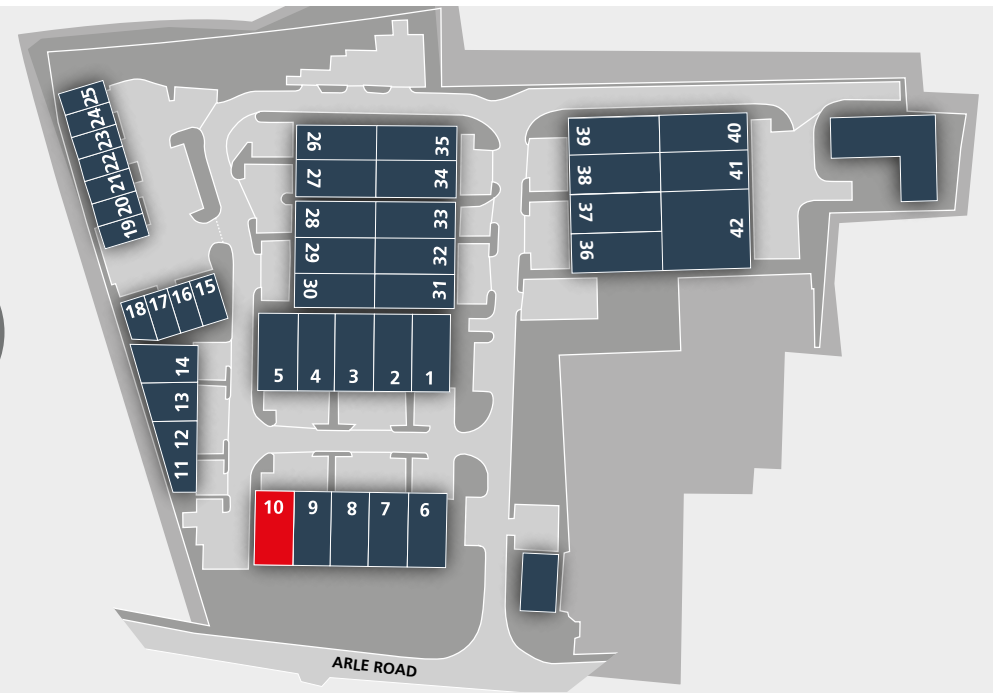
**Denmans**  
Electrical Wholesalers Ltd

**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
<b>Total (GIA)</b>	<b>3,694</b>	<b>343.2</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 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:



**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