

**Cheltenham
Trade Park**

BR INDUSTRIAL
TRUST

Enterprise House Self-Contained Office

3,825 sq ft (355.4 sq m)
To Let

Cheltenham Trade Park
Enterprise House, Central Way, Cheltenham, GL51 8LZ

To Be
Refurbished





CHELTENHAM TRADE PARK

The building has a dedicated covered entrance from Central Way, with the car park behind the building and adjacent to the entrance. Internally the property has been fitted out to a high standard with LED lighting and suspended ceilings throughout. Air conditioning cassettes to part of the office, with the combination of openable windows for natural air flow. The building is heated with perimeter electrical trunking providing power and data points.

The estate is well landscaped providing common green space and the building comes with a private courtyard and 11 car parking spaces.

ACCOMMODATION

UNIT	SQ FT	SQ M
Total	3,825	355.4



Self-contained office building



11 parking spaces



Close proximity to Cheltenham Spa station



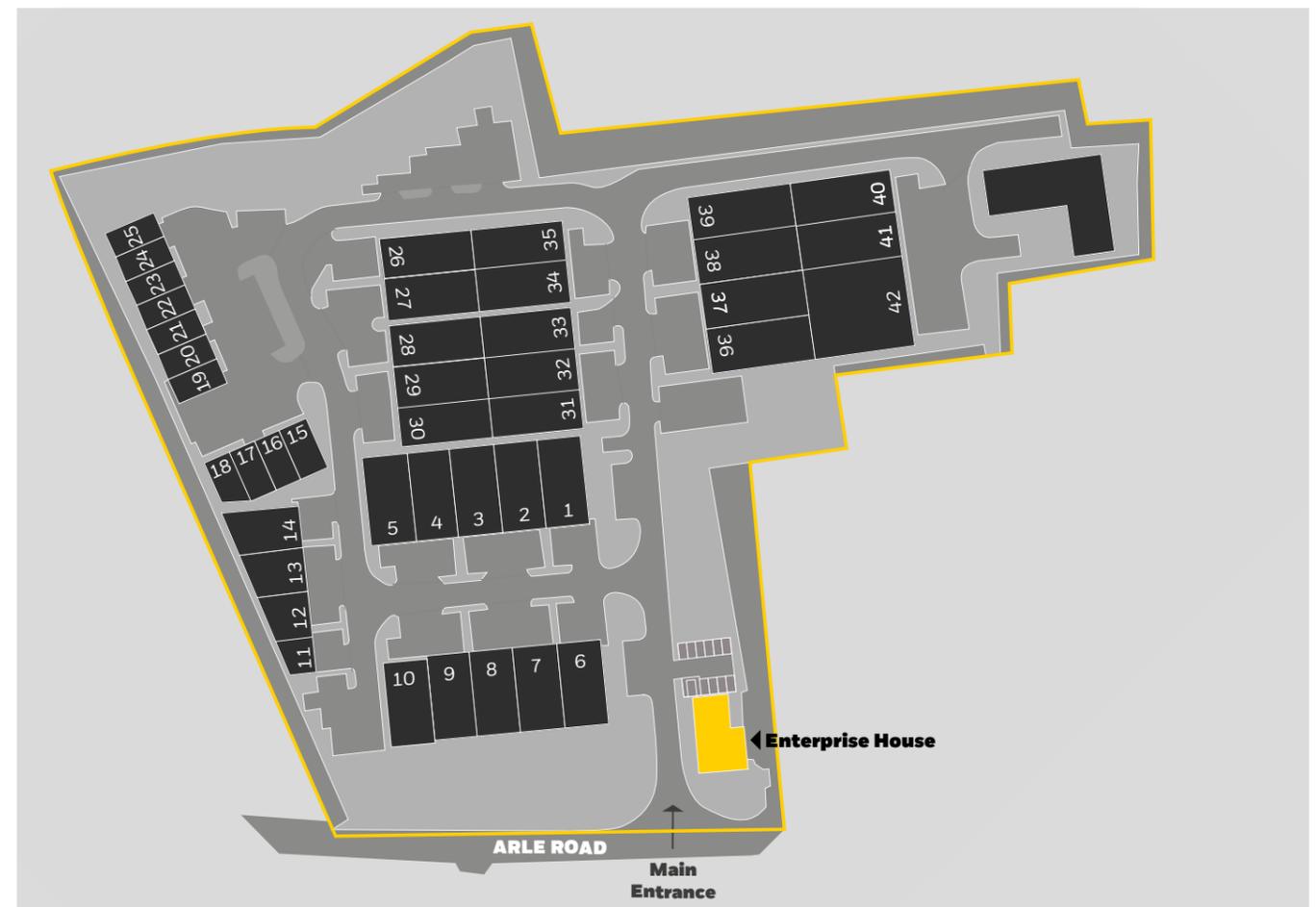
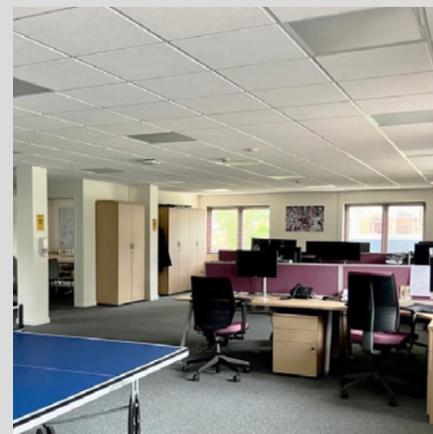
Established trade park



Prominent branding opportunity



Private outdoor space





what3words: jars.foil.rocks
www.what3words.com

EASY-ACCESS TO M5 MOTORWAY

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile.

TERMS

The offices are available to lease on a full repairing and insuring basis for a term of years yet to be agreed.

RATES

The property is identified by the valuation office as a office & premises with a rateable value assessment of £37,750 effective from 1st April 2023. Rates payable £19,328 (£5.05 per sq ft).

EPC

Refurbishment targeting EPC B.

RENT

Rent on application.

ESTATE CHARGE

£0.36 per sq ft (to be updated July 2024).

NEARBY AMENITIES



ALSTONE CROFT PLAYING FIELD

COMMUNICATIONS

	MILES
Cheltenham Town Centre	1
Cheltenham Station	1.3
M5 J10 & J11	3
Gloucester	9
Bristol	40
Birmingham	45

FURTHER INFORMATION

Further information is available from the joint agents.

BNP PARIBAS REAL ESTATE
0117 984 8400
realestate.bnpparibas.co.uk

Rupert Elphick
rupert.elphick@realestate.bnpparibas
07721 459 726

BK Bruton Knowles est.1862
01452 880000
brutonknowles.co.uk

Phoebe Harmer
phoebe.harmer@brutonknowles.co.uk
07516 507 939