

TO LET Industrial Unit

Unit 42b, Lansdown Industrial Estate, Gloucester Road, Cheltenham, GL51 8PL



- 6,090 Sq. Ft
- Established Trading Location
- Parking
- £85,260 Per Annum Exclusive

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Location

Lansdown Industrial Estate is a well-established and prominent commercial location situated on the western edge of Cheltenham. The estate forms one of the largest industrial hubs in the town, extending to approximately 14 acres and providing a diverse range of accommodation including warehouse, light industrial, office and studio space.

The estate benefits from a highly accessible position just off the A40, approximately 2 miles from Junction 11 of the M5 motorway, offering excellent connectivity to regional centres such as Gloucester, Bristol and Birmingham.

Cheltenham Spa railway station is located immediately adjacent to the estate, providing direct services to major cities including London, Bristol and Birmingham, while the town centre lies around 1 mile to the east, offering a wide range of amenities.

The site is home to a thriving mix of local and national occupiers, creating a dynamic business environment suited to a variety of uses including manufacturing, storage, offices and taprooms.

Description

The property comprises a modern mid-terraced warehouse unit of steel portal frame construction, featuring full-height internal blockwork walls and externally clad with profiled insulated sheeting

beneath a pitched, insulated roof incorporating translucent roof lights.

Internally, the unit is arranged to provide a ground floor office and kitchenette area, with WC facilities located to the rear, all set upon a concrete floor.

Access to the unit is via a pedestrian entrance and an electric up-and-over loading door. Externally, there is a concrete forecourt providing a loading area and approximately six allocated car parking spaces.

Accommodation (GIA)

Unit	SQM	SQFT
Industrial	566.60	6,090

Rates

Rateable Value: £66,000

Description: Warehouse and Premises

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

Energy performance certificate

C-58

Rent

£15 per square foot exclusive.

Terms

The lease is available by way of new lease for a term of years to be agreed.

Service Charge

A service charge is applicable – further details upon request.

VAT

The property is elected for VAT.

Planning

We understand the property falls under use class B2/B8 of the Town and Country Planning Order 1987 (as amended).

Viewing

Viewing available by prior appointment with Bruton Knowles. Details on page 3.

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Contact:  **BRUTON KNOWLES**

Dorian Wragg FRICS RPR FNARA FRGS

Partner

T: 07738 103935

E: dorian.wragg@brutonknowles.co.uk

Phoebe Harmer BSc (Hons) MRICS

Surveyor

T: 07516 507939

E: phoebe.harmer@brutonknowles.co.uk



Josh Gunn

josh@russellpc.co.uk



Kurt Wyman

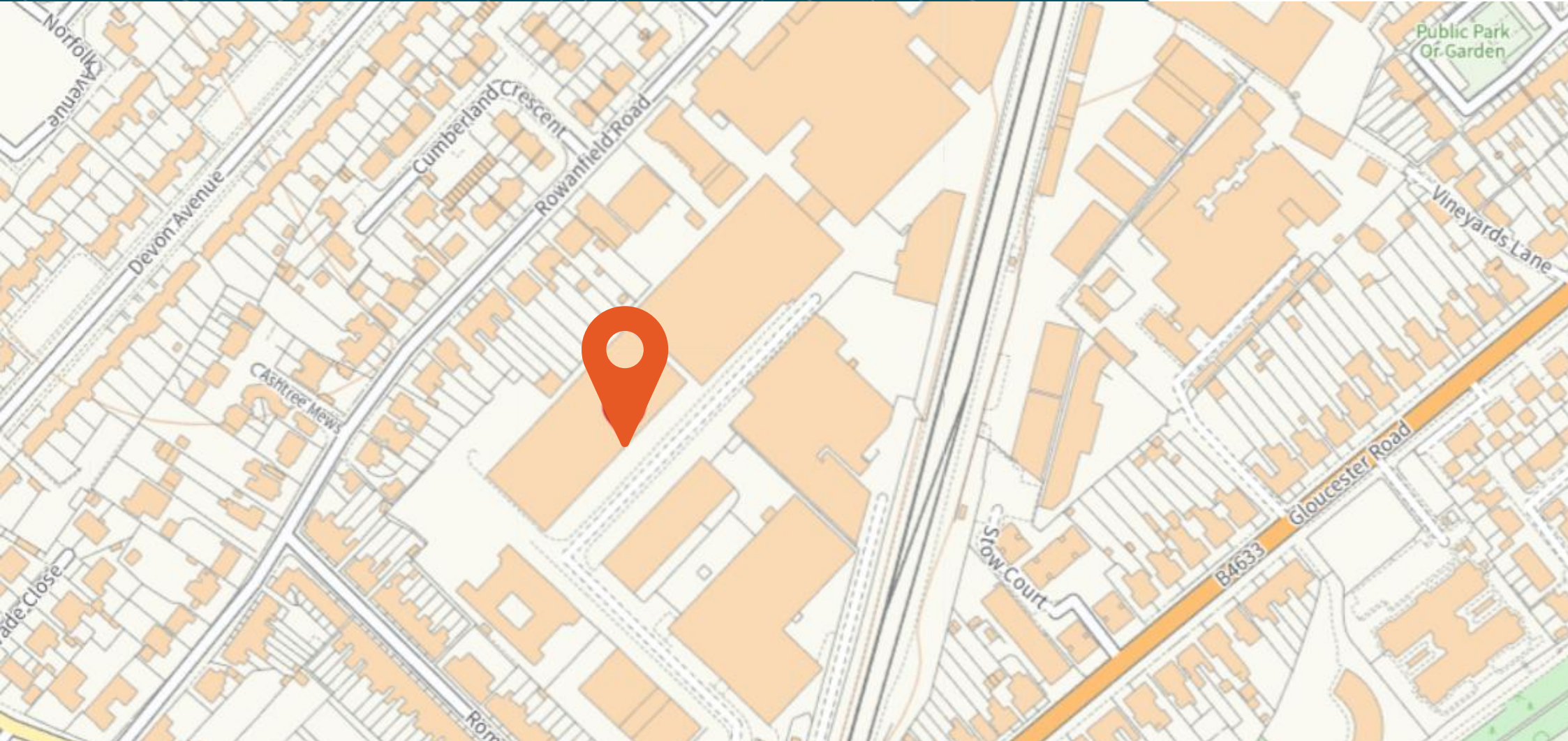
kurt@kurtwymansurveyors.co.uk



TO LET

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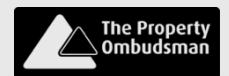
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