

UNIT E

ASHVILLE TRADING ESTATE

THE RUNNINGS, CHELTENHAM, GL51 9PQ

**TO BE FULLY
REFURBISHED**



TO LET

**THREE ROLLER
SHUTTER
LOADING
DOORS**

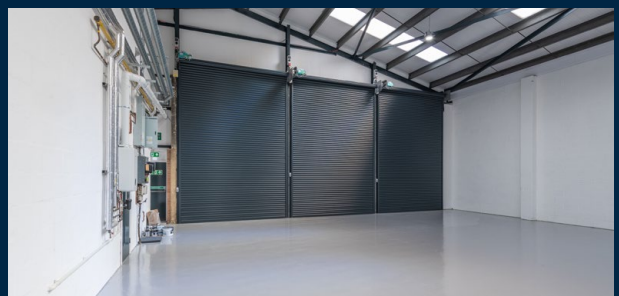
10,882 SQ FT (1,011 SQ M)

**EXCELLENT
LINKS TO J10
AND J11 M5**

**POTENTIAL
FOR SECURE
YARD**



TYPICAL REFURBISHMENT



UNIT E

ASHVILLE TRADING ESTATE THE RUNNINGS, CHELTENHAM, GL51 9PQ

LOCATION

- Ashville Trading Estate is located on The Runnings on the established Kingsditch Trading Estate which is situated on the north west edge of Cheltenham.
- The location has strong communication links, to the north west via the A4019 connecting to J10 M5 and to the south west via the A40 connecting to J11 M5 and Gloucester.

DESCRIPTION

- The unit is to be fully refurbished, including a new roof, as shown in the typical refurbishment photos on page 2.
- Unit E is mid-terrace and comprises a steel portal frame with block-work elevations underneath a pitched, insulated steel clad roof.
- Unit E offers potential for a secure gated yard for loading with designated car parking.
- Access is via three roller shutter doors measuring approx. 5.00m high by 3.05m wide and separate pedestrian access leading into the office accommodation.
- The warehouse provides an eaves height of 5.75m situated beneath a pitched roof incorporating 10% natural roof lighting.
- The office accommodation to the front is configured to provide ground and first floor offices with associated welfare.
- The unit benefits from all mains services.



ACCOMMODATION

Unit E	SQ FT	SQ M
Warehouse	8,843	821.5
GF & FF Offices	2,039	189.5
Total GIA	10,882	1,011

The property is measured on a GIA basis

RATEABLE VALUE The current rateable value listed as "workshop and premises" is £65,000.

PLANNING We understand the premises are suitable for Use Classes B2 and B8.

EPC Commissioned and to be provided.

TERMS The units are available to let on a full repairing and insuring lease.

VAT All figures are exclusive of VAT.

LEGAL COSTS Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING & FURTHER DETAILS For an appointment to view or for further information please contact the joint marketing agents:



Josh Gunn
josh.gunn@realestate.bnpparibas

Luke Whitmarsh
luke.whitmarsh@realestate.bnpparibas



Rob Russell
rob@russellpc.co.uk

Chris Miles
chris@russellpc.co.uk