

UNIT J

ASHVILLE TRADING ESTATE

THE RUNNINGS, CHELTENHAM, GL51 9PT



Artists Impression of Unit J post refurbishment, details may vary.

**UNIT TO
BE FULLY
REFURBISHED**

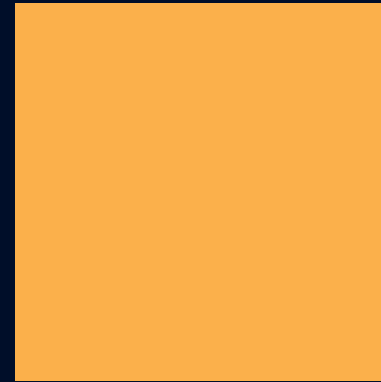
**AVAILABLE
TO OCCUPY
Q3 2023**

7,918 SQ FT (735.6 SQ M) TO LET

**EXCELLENT
LINKS TO J10
AND J11 M5**

**TWO ROLLER
SHUTTER
LOADING DOORS**

FULLY REFURBISHED ASHVILLE TRADING ESTATE UNIT EXAMPLES



UNIT J

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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

- Unit J comprises an end-of-terrace industrial unit of steel portal frame construction with brickwork elevations and benefits from a large front yard for loading and parking. The unit is to be fully refurbished including a new roof.
- Available to occupy Q3 2023.
- Access is via two 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 5.59m 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.
- We understand the unit benefits from mains services.

RATEABLE VALUE The current rateable value listed as "workshop and premises" is £32,000.

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

EPC Currently rated E (To be re-commissioned post refurbishment).

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:



ACCOMMODATION

Unit J	SQ FT	SQ M
Warehouse	6,454	599.64
Ground Floor Office	732	68.01
First Floor Office	732	68.01
Total GIA	7,918	735.66

The property is measured on a GIA basis



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