



Unit F, Ashville Trading Estate The Runnings, Cheltenham, GL51 9PT

TO LET

Area: 9,029.00 sq ft (838.82 sq m) | Rent PA: £58,688.50

LOCATION

Cheltenham is a popular industrial, retail and residential town situated on the edge of the Cotswolds, in close proximity to the M5.

The unit is situated on the north west edge of Cheltenham and is within Kingsditch Trading Estate, which is adjacent to the A4019 Tewkesbury Road, which links to the M5 (Junction 10).

KEY FEATURES

- Fully refurbished
- 2 roller shutter doors
- Industrial/Trade location
- Cheltenham Town Centre nearby
- Good loading and car parking to front
- Close proximity to Tewkesbury Road
- Easy access to M5 (Junction 10 and 11)
- Potential to enclose yard.

Unit F, Ashville Trading Estate The Runnings, Cheltenham, GL51 9PT

DESCRIPTION

The property is an end of terrace warehouse with external loading and car parking. Access to the warehouse is granted via two roller shutter doors, whilst pedestrian access is offered separately leading into the properties office accommodation. The office accommodation to the front is configured to provide ground and first floor offices with associated WC's. The property is currently being completely refurbished.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	7,641.00	709.87
GF Office	694.00	64.47
FF Office	694.00	64.47
TOTAL	9,029.00 SQ FT	838.82 SQ M

TENURE:

The unit is available on a new lease for a term of years to be agreed

PLANNING:

The previous use was Class B2 (General Industrial), however the property would also suit Class B1 and Class B8. We recommend any potential tenant makes their own enquiries.

RENT PA: £58,688.50

VAT:

All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE:

The Rateable Value is £32,250. Please contact the agents for rates payable.

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

EPC:

Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

Josh Gunn
Knight Frank
01179 174 534
josh.gunn@knightfrank.com

SUBJECT TO CONTRACT