



Unit G&H Ashville Trading Estate The Runnings, Cheltenham, GL51 9PT

TO LET

Area: 14,238 sq ft (1,323 sq m) | Rent PA: £113,904

LOCATION

Units G&H Ashville Trading Estate are located on The Runnings on the north west edge of Cheltenham within the established industrial/warehousing area known on the established Kingsditch Trading Estate. 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.

KEY FEATURES

- To be refurbished
- Secure yard
- Established location
- Excellent links to M5
- B2 & B8 use class
- 5.75m eaves
- Available individually or combined
- New FRI lease from Landlord

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DESCRIPTION

The two units are mid-terrace with a secure gated yard for loading and car parking. Access to each unit 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 warehouses provide an eaves height of 5.75m situated beneath a pitched asbestos cement 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 units benefit from mains services.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Unit G	7,107	660
Unit H	7,131	662
TOTAL	14,238 SQ FT	1,323 SQ M

TENURE:

New FRI lease for a term of years to be agreed

PLANNING:

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

RENT PA: £113,904

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The current RVs are individually valued as "workshop and premises"
Unit G - £31,250 Unit H - £31,500

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:

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

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

Josh Gunn
BNP Paribas Real Estate
0117 4564512
josh.gunn@realestate.bnpparibas

SUBJECT TO CONTRACT