



Unit 6 Kingshold, Kingsditch Trading Estate, Malmesbury Road
Cheltenham, GL51 9PL

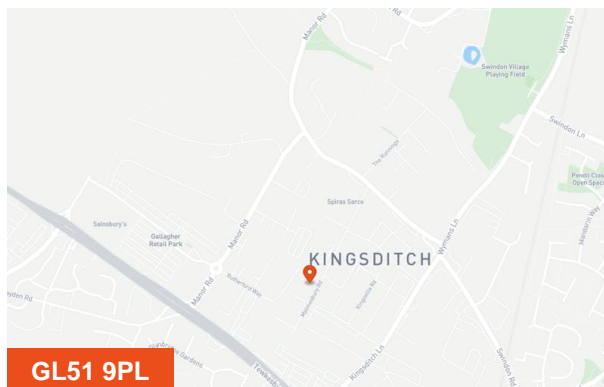
Industrial Unit Located on Established Industrial Park

4,319 sq ft
(401.25 sq m)

- Located on the most established industrial/trade park in Cheltenham
- Clear internal eaves height of 5m
- Ancillary office accommodation
- Demised Parking Spaces
- 3 Phase Electricity

Summary

Available Size	4,319 sq ft
Rent	£8 per sq ft
Rates Payable	£16,217.50 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£32,500
Service Charge	To be confirmed
EPC Rating	D (89)



Location

The property occupies a prominent position on Malmesbury Road on the well established Kingsditch Trading Estate. Cheltenham town centre is approximately 2 miles to the east, junction 10 of the M5 is approximately 3 miles to the north-east and junction 11 approximately 4 miles to the south.

Description

The property comprises a mid terrace industrial unit constructed on a steel portal frame with elevations of brickwork, with glazed panels under a reclad, profiled metal sheet pitched roof. To the front of the unit there is single storey office and amenity accommodation constructed of brickwork elevations under a flat roof. The unit has a loading door in the rear elevation which is accessed from the shared rear yard. There is demised parking on the forecourt at the front of the unit



Accommodation

Name	sq ft	sq m	Rent
Unit - 6	4,319	401.25	£34,640 /annum



Viewings

For further information or to arrange a viewing, please contact the above.

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Planning

The property is suitable for E(g)iii and B8 storage and distribution use. Interested parties are advised to make their own enquiries with Cheltenham Borough Council.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

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