



5 Mackenzie Way

Cheltenham, GL51 9TX

Industrial/Production Unit

6,174 sq ft

(573.58 sq m)

- Trade counter location
- Mid terrace unit
- Two storey offices
- Demised forecourt & parking
- New Lease

Summary

Available Size	6,174 sq ft
Rent	£55,566 per annum
Rates Payable	£23,040 per annum
Rateable Value	£45,000
EPC Rating	C (71)

Description

The property comprises a terraced warehouse/production building constructed on a steel portal frame with part brick/blockwork cavity elevations to the party walls and profile steel cladding to the front and rear elevations, under a pitched and ridged profile sheet steel roof with translucent roof lights. Minimum eaves height is 5.1m. There is a single, manually operated loading door to the front elevation. Internally, the unit has office accommodation over ground and first floor level with male and female WCs, kitchenette and boardroom, fluorescent lighting, gas fired boiler and radiators. The warehouse has gas fired blower heaters and LED lighting.

Location

The property is located in Cheltenham, 8 miles east of Gloucester, 27 miles south of Worcester and 42 miles west of Oxford. The property is situated on the southern side of Mackenzie Way within Swindon Village Trading Estate adjacent to Kingsditch Trade Park and Gallagher Retail Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,389	500.65
1st - Office	785	72.93
Total	6,174	573.58

Terms

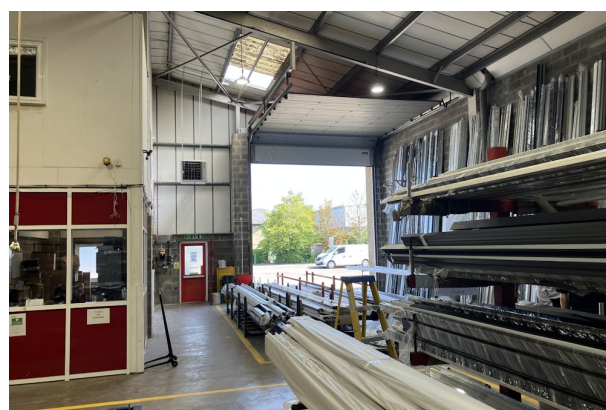
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

The property is suitable for E(g)(iii) and B8 uses. Interested parties are advised to make enquiries of Cheltenham Borough Council.

Legal Costs

Each party is responsible for their own legal and professional costs incurred in the transaction.



Viewing & Further Information

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