



*Unit J, The Bramery Business Park,
Alstone Lane,
Cheltenham, GL51 8HE*

- *Established industrial area of Cheltenham*
 - *Approx. 3 miles from the M5*
 - *Minimum eaves height of approx. 3m*

TO LET
(May Sell)

***Industrial /
Warehouse***

***255.3 sq m
(2,748 sq ft)
approx.***



T. 01242 244744

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Location

The Bramery Business Park is an established industrial estate approximately 1.3 miles west of Cheltenham town centre. Located approximately 3 miles from the M5 and 0.5 miles from Cheltenham Spa Railway station.

Nearby occupiers include SCA vehicle services, Cheltenham Auto Repairs, Gym 66, Gas Junky Motorcycles, Botanica Coffee Kitchen and CK Kitchens & Bedrooms.

what3words
///talked.plates.hero

Description

Unit J comprises a corner steel portal frame unit with blockwork walls and part steel cladding to the front elevation. The mono pitched roof has an eaves height of approx. 3m rising to 4.7m and incorporates translucent roof lights, providing natural light into the premises. The unit benefits from an electric roller shutter door providing loading access to the front of the unit, with a height of 4.1m and externally there are 2 car parking spaces.



Internally, the warehouse provides a ground floor workshop and first floor office above with window overlooking the warehouse floor. There is a single WC on the ground floor. It is believed the unit has 3 phase (60 amp) power supply.

regular upward only rent reviews.

Alternatively, the landlord may consider a sale. Further details available on request.

Rates

Rateable Value: £20,500

Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

Rent

£22,000 per annum exclusive.

Terms

Available on a new fully repairing and insuring lease for a term of years to be agreed incorporating



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Estate Service Charge

Tenant is to contribute towards the upkeep, maintenance and management of the estate.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

EPC

EPC B (48). Full report available upon request.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Viewing

By prior appointment with the sole agent KBW.

REF 420122

Accommodation

The approximate Gross internal area is as follows:

Warehouse:	245.1 sq m (2,638 sq ft)
First Floor Office:	10.2 sq m (109 sq ft)
Total:	255.3 sq m (2,748 sq ft)



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