



Unit 14 Malmesbury Road
Cheltenham
GL51 9PL

- Trade counter / warehouse with approx 4.5m eaves
- To be refurbished throughout, available to occupy Q2 2023
- Established industrial estate within 3 miles of the M5

*Industrial
To Let*

*Newly
Refurbished*

*462.5 sq m
(4,978 sq ft)
approx.*



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Location

Malmesbury Road is located within the established Kingsditch area; approximately 2 miles west of Cheltenham town centre and in close proximity to the town's primary retail parks. Junction 10 of the M5 motorway is approximately 3 miles to the west and Junction 11 approximately 3.5 miles to the south.

Other occupiers on Malmesbury Road include a number of trade counter, industrial, leisure and retail occupiers such as Apperley Honing, CA Honemaster, Felt So Good Ltd, Severnside Safety, Cotswold Mounts and Qing Cables.

what3words
///brave.stop.such

Description

Unit 14 is a mid terrace industrial / warehouse unit of steel portal frame with brick and clad elevations. There is glazing to the front and rear of the property



with an insulated clad roof with translucent panels at intervals.

The accommodation comprises a large workshop area with offices or trade counter to the front. The eaves height is approximately 4.5 m.

The front office / trade counter provides open plan accommodation. There are separate male and female

WC facilities.

Externally there is parking to the front, together with a parking and loading area to the rear.

The unit has undergone a comprehensive refurbishment programme and is now available for immediate occupation.

Refurbishment included full internal redecoration and

new floor finishes to office areas. Installation of a new electric roller shutter and low energy LED lighting. Newly installed welfare accommodation includes an accessible WC.

Terms

Available on a new fully repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

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Rent

£45,000 per annum
exclusive.

Estate Service Charge

A service charge will be levied by the Landlord and recoverable from the Tenant as a contribution towards the upkeep, maintenance and management of the estate and common parts.

Rates

2023 Rateable Value:
£38,000

Please note that this is not the amount payable, a proportion of this amount is liable to be paid. We understand transitional relief is available.

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

Accommodation

The approximate Gross Internal Area (GIA) is as follows:

Warehouse:	382.4 sq m	(4,116 sq ft)
Trade counter/office:	80.1 sq m	(862 sq ft)
Total GIA (including WCs):	462.5 sq m	(4,978 sq ft)

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 (42). 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 527041

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