



Units 1, 2 and 3 Athelney Way, Battledown Trading Estate, Cheltenham, GL52 6RT

Combined approx.. 23,113 sq ft (2,147.27 sq m). Units from 5,837 sq ft (542.28 sq m)

Subject to contract

- Modern light industrial/ warehouse/office accommodation to let
- New lease(s) available as a whole, or separate units
- Popular location with large, secure yard.

Location

The units are located on Athelney Way within the Battledown Trading Estate which is an established trading/industrial location approx. half a mile from the town centre and close to the main A40/ A435.

Description

A detached light industrial/warehouse of steel portal frame construction with part brick and part profiled steel elevations and pitched profiled steel roof with translucent panels and providing 18'5" (5.6m) eave. The property is divided into 3 units, each with separate roller shutter doors and office accommodation. The building is offered to let as whole or a separate units. Unit 1 incorporates extensive, open plan offices with comfort cooling. There is a large, secure yard and car parking area to the front and west of the building.

Accommodation

We calculate the following approximate gross internal areas:

Unit 1	
Warehouse	4,239 sq ft (393.82 sq m)
Ground floor offices	3,558 sq ft (330.55 sq m)
First floor Offices	3,558 sq ft (330.55 sq m)
Total	11,355 sq ft (1,054.92 sq m)
Unit 2	
Warehouse	5,630 sq ft (523.04 sq m)
Ground floor offices	291 sq ft (27.03 sq m)
Total	5,921 sq ft (550.08 sq m)
Unit 3	
Warehouse & offices	5,837 sq ft (542.28 sq m)
Total	5,837 sq ft (542.28)

TOTAL UNITS 1, 2 & 3 23,113 sq ft (2,147.27 sq m)

Tenancy

The property is offered to let on a new, effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £200,000 per annum, exclusive (p.a.x.). Consideration will be given to letting as individual units – Unit 1 £113,500 p.a.x. Unit 2 £59,500 p.a.x., Unit 3 £58,500 p.a.x.

Business Rates

Rateable values: From 1 April 2023:
Unit 1 £95,000.
Unit 2 £52,000.
Unit 3 £60,000. (Source: Gov.uk)

Rates payable are a proportion of the rateable value.

Legal Costs

Each party will be responsible for their own legal costs incurred.

EPC

C (69). Source Gov.uk. Further details on request.

Viewing

By appointment with the sole agents.

Anti Money Laundering

We are required to make enquiries and verify the identity of a prospective tenant and relevant individuals. We will advise further when an offer is accepted.

Value Added Tax

We are advised the rental is subject to vat.



Unit 1



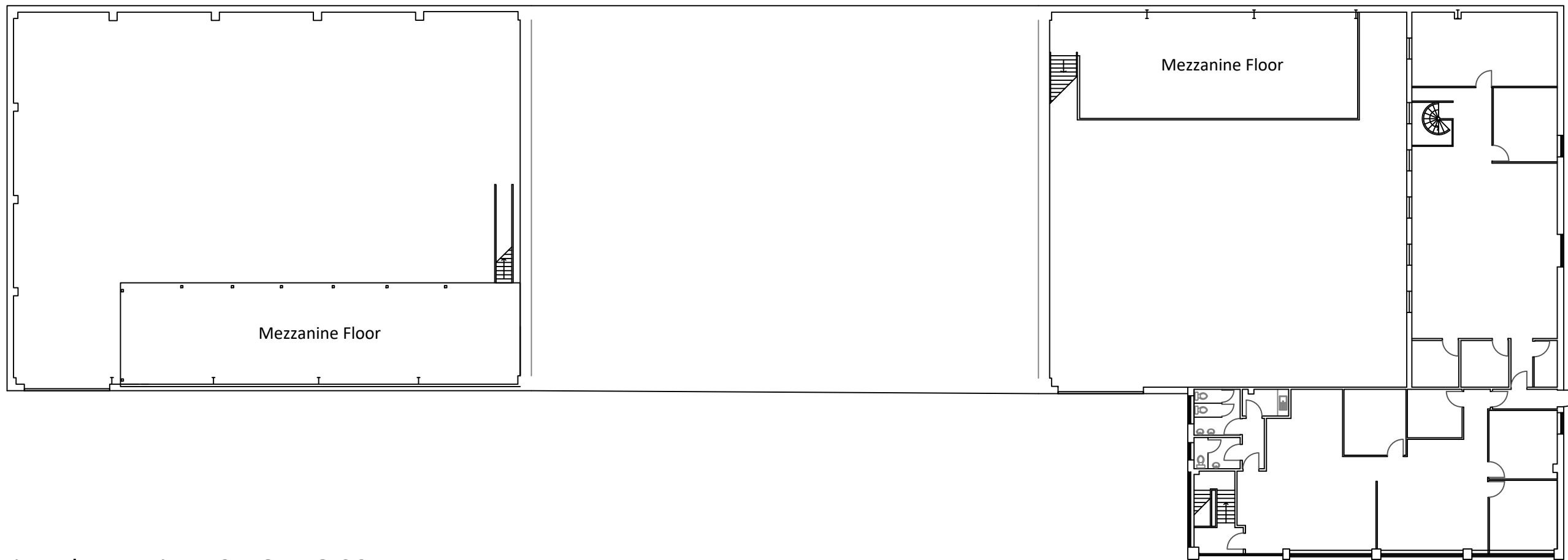
Unit 2



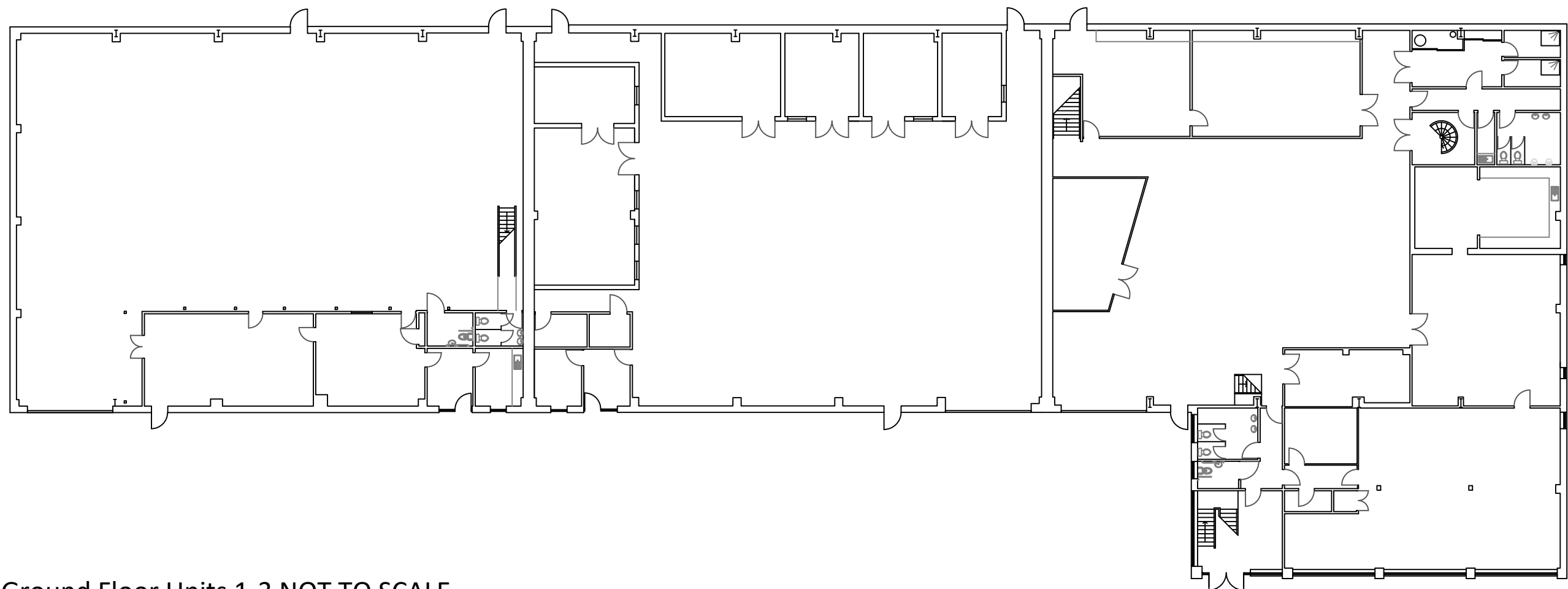
Unit 3

NOTES:

1. DO NOT scale from this drawing. Use figured dimensions only.
2. ALL dimensions are in millimeters unless stated otherwise.
3. The contractor is to check drawings and to verify ALL dimensions on site before commencing any work or making any shop drawings.
4. All work is to be carried out in accordance with the current Building Regulations.



First Floor Units 1-3 NOT TO SCALE



Ground Floor Units 1-3 NOT TO SCALE

No:	First Issue:	Revision/Issue:	Date:	Int:
	Jan '23			EA
Planning:		<input type="checkbox"/> Building Regulations:	<input type="checkbox"/>	
Information:		<input type="checkbox"/> Final Issue:	<input type="checkbox"/>	
<p>EP Eve's Plans 86 Cleavelands Avenue Cheltenham, Gloucestershire GL52 4PS m: 07876 505539 e: evesplans@outlook.com</p>				
Job Title:		Units 1-3 Athelney Way Cheltenham GL52 6RT		
Drawing Title:		Floor Plans		
Drawing number:		01	Revision: -	
Date:	Drawn:	Scale A3:		
Jan '23	EA	NTS		