



Units 32 and 33, Malmesbury Road, Cheltenham, GL51 9PL

Approx. 4,026 to 8,052 sq ft (374.03 to 748.06 sq m)

Subject to contract

- Established and Popular Location.
- Secure Site
- Available separately or together. To be refurbished.
- Generous Yard/Parking
- New Lease(s) Available

Location

Malmesbury Road forms part of the busy and successful Kingsditch Trading Estate to the west of Cheltenham town centre and within 2 miles of the M5.

Description

The units are constructed with brick/blockwork elevations under pitched roof which are internally lined and incorporate light panels. Eaves height in the units is approx. 16' 3" (4.96m). The units has 2 storey offices to the front. The units are to be refurbished.

Rates

Rateable Value: £64,000 NB both units are currently assessed together.

Source: Gov.uk website. Applicants should make their own enquiries as to rates payable.

Accommodation

We calculate the following approximate gross internal floor areas: -

Unit 32

Warehouse/ production	3,152 sq ft (292.88 sq m)
Ground Floor Offices	436 sq ft (40.56 sq m)
First Floor Offices	436 sq ft (40.56 sq m)
Total	4,026 sq ft (374.03 sq m)

Unit 33

Warehouse/ production	3,152 sq ft (292.88 sq m)
Ground Floor Offices	436 sq ft (40.56 sq m)
First Floor Offices	436 sq ft (40.56 sq m)
Total	4,026 sq ft (374.03 sq m)

Terms

The units is offered to let on new leases on full repairing and insuring terms for a duration to be agreed at a rental of £36,250 per annum, exclusive per unit.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

EPC

To be re-assessed following proposed works.

Value Added Tax

Please note that vat may be payable on the figures quoted.

Viewings

By prior appointment with the sole agents.