



Manor Road, Cheltenham, GL51 9RQ

From approx. 5,800 sq ft (538.84 sq m) to 26,843 sq ft (2,493.8 sq m) with approx. 2 acres of open storage.

Subject to contract

- To let as a whole or in parts
- Showroom, workshops/ storage and open storage last used for motor trade
- Popular and well-established location
- New, Flexible Leases Available

Location

Manor 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. The property stands on a large suite at the junction with Runnings Road.

Description

Last used for motor trade the property offers industrial/ storage accommodation with a showroom fronting Manor Road and extensive surfaced open storage, which is available to let as a whole or in parts.

Accommodation

Approximate gross internal areas:

Showroom	
Ground floor	5,800 sq ft (538.84 sq m)
Workshop 1	9,525 sq ft (884.9 sq m)
Workshop 2	11,518 sq ft (1,070 sq m)
TOTAL	26,843 sq ft (2,493.8 sq ft)
Open storage	Approx. 2 acres

Note: There is First floor basic accommodation above the showroom which is available if required – approx. 5,800 sq ft (538.84 sq m)

Rates

Rateable Value: £194,500

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable.

Terms

The accommodation is available to let as a whole or in parts. Quoting rents:

Showroom	£30,000 per annum, exclusive (p.a.x.)
Workshop 1	£48,000 p.a.x.
Workshop 2	£58,000 p.a.x.
Open storage	£45,000 p.a.x.

Legal Costs

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

EPC

E (111). Further details on request.

Value Added Tax

We are advised that vat is payable on the figures quoted.

Viewings

By prior appointment with the agents:

Richard Crabb. richard@thponline.co.uk
Oliver Workman oliver@thponline.co.uk





For identification purposes only.

