

PHASE 2

3,506 - 15,366 ft<sup>2</sup>

(325 - 1,427 m<sup>2</sup>)



PV SOLAR  
ROOF PANELS



PHASE 2  
COMPLETE



PHASE 3  
PRE-LET



NEW INDUSTRIAL / WAREHOUSE / TRADE UNITS

AVAILABLE TO LET

[www.ipif.com/kingsditch](http://www.ipif.com/kingsditch)

**KINGSDITCH TRADE PARK**  
UPPERFIELD ROAD, CHELTENHAM, GL51 9NY

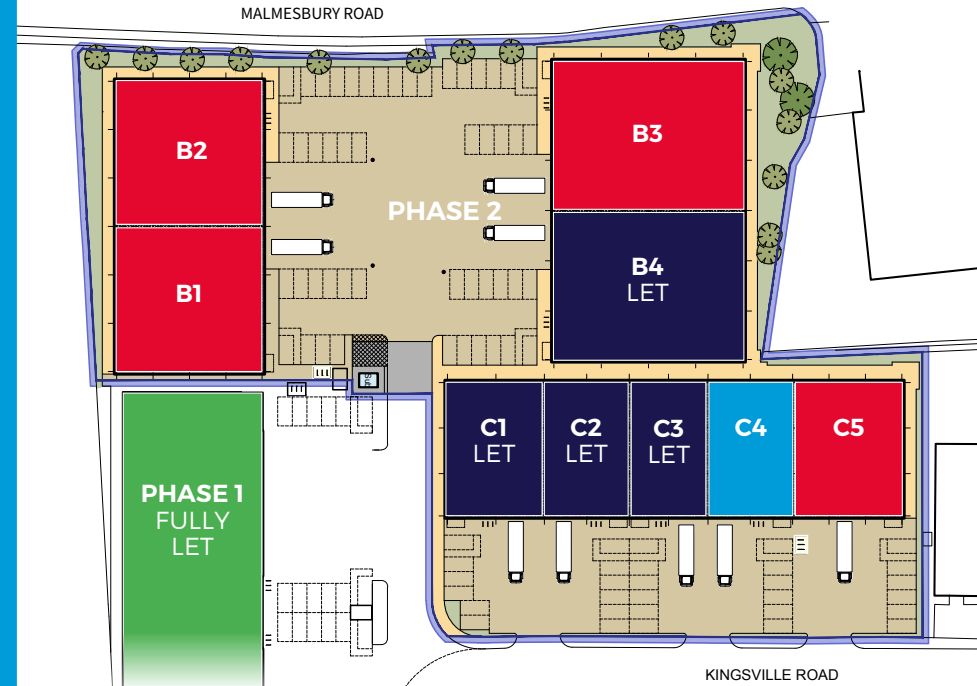
**IPIF**  
**TRADE**

# KINGSDITCH TRADE PARK PHASE 2 - LAST 4 UNITS REMAINING

Units available individually or combined

UNIT	AREA	M <sup>2</sup>	FT <sup>2</sup>	UNIT	AREA	M <sup>2</sup>	FT <sup>2</sup>
B1	Ground Floor	607.64	6,541	C1		LET	
	First Floor	106.14	1,142				
	<b>TOTAL</b>	<b>713.78</b>	<b>7,683</b>				
B2	Ground Floor	607.64	6,541	C2		LET	
	First Floor	106.14	1,142				
	<b>TOTAL</b>	<b>713.78</b>	<b>7,683</b>				
B3	Ground Floor	789.06	8,493	C3		LET	
	First Floor	106.98	1,152				
	<b>TOTAL</b>	<b>896.04</b>	<b>9,645</b>				
B4				C4		UNDER OFFER	
				C5	TOTAL	337	3,627

\*Measured on the basis of GEA.



RECENT LETTINGS  
AT KINGSDITCH





# KINGSDITCH TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY



## LOCATION

This exciting new development is located in Cheltenham's prime commercial and trade destination. New lettings on the estate include Eurocell, Easy Bathrooms, Bathwick Tyres, Halo Accident Repairs Centres, Ginger Fox and Clifton Trade Bathrooms.

## SPECIFICATION

- PV solar roof panels
- Level loading doors
- Eaves height - B1-3: 8.6m, C4-5: 7.1m
- Separate pedestrian entrance
- 3 phase electricity
- Units B1-B3: 40 kN per m<sup>2</sup> floor loading
- Units C4-C5: 35 kN per m<sup>2</sup> floor loading
- Loading and parking to the front
- First floor office in Unit B1-B3
- Ducting provision in place for EV charging points



## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

New assessments will be provided by the Valuation Office Agency on completion of the development.

## SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## EPCs

Available on request.

## VIEWING

Strictly by prior arrangement with the joint agents.



On behalf of the Landlord

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