

MADE  
FOR  
TRADE

# BAMFURLONG TRADE PARK.



Highly Prominent Trade Units To Let **3,078 – 15,625 sq ft**

14,000 vehicle  
movements a day

New site entrance  
onto the B4063

335,910 population  
within 20 minute drive

Pre lets to Screwfix  
and Boels Rental



DUNMOORE 

Computer Generated Image, details may vary

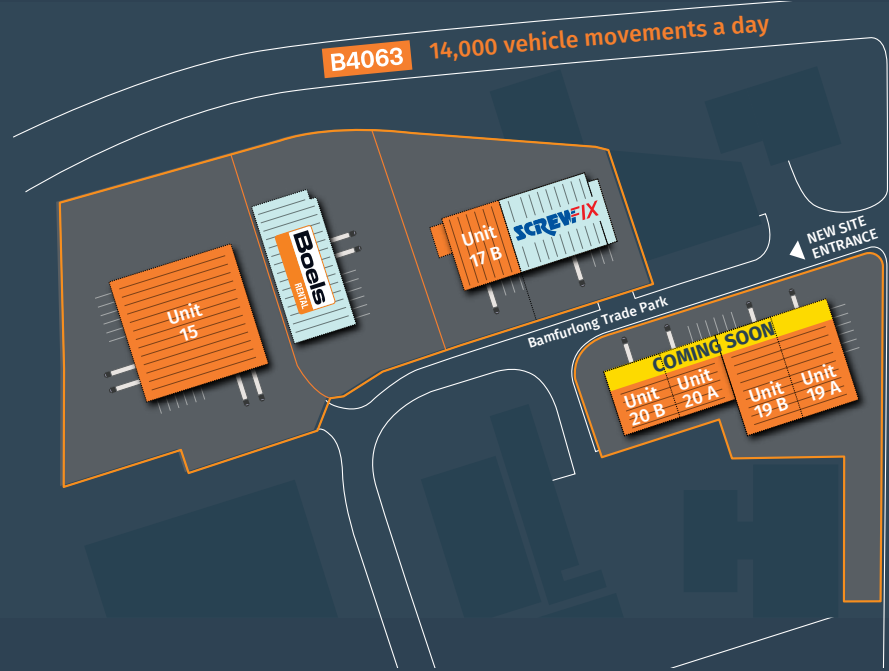
# BAMFURLONG TRADE PARK.

Bamfurlong Trade Park is situated on the main estate road with excellent visibility from the B4063.

There are a series of units available which will be newly constructed or fully refurbished. The units are of steel portal frame construction with brick & block elevations and profile cladding above. The units benefit from eaves heights ranging from 5.5 to 8 metres. Each unit has level access loading and parking facilities.

Units 19 & 20 are available separately or in combinations.

Bamfurlong Trade Park will also benefit from Green Energy Grid (Private Electricity Network) across the development allowing tenants to benefit from low or zero carbon emission energy.



## Accommodation

Unit	Ground Floor	First Floor	Total
15	9,806 sq ft	1,248 sq ft	11,054 sq ft
16	Boels Rental		
17 A	Screw Fix		
17 B	2,505 sq ft	605 sq ft	3,110 sq ft
19 A	3,961 sq ft	957 sq ft	4,918 sq ft
19 B	3,950 sq ft	957 sq ft	4,907 sq ft
20 A	2,594 sq ft	484 sq ft	3,078 sq ft
20 B	2,615 sq ft	473 sq ft	3,088 sq ft

## New or refurbished

A series of units available newly constructed or fully refurbished

## 5.5 – 8m eaves

Units benefit from eaves heights ranging from 5.5 to 8 metre

## Green Energy Grid

Benefit from low or zero carbon emission energy

## Local Occupiers



Mercedes-Benz



# STRATEGIC ACCESS

➔ Staverton, Cheltenham GL51 6SX

Bamfurlong Trade Park is located about 3.5 miles west of Cheltenham and 5 miles north east of Gloucester, with access from Bamfurlong Lane via the B4063 (Old Gloucester Road) and within close proximity of Gloucestershire Airport.



**335,910**  
Population within a 20 minute drive

**278,142**  
Workforce within a 30 minute drive

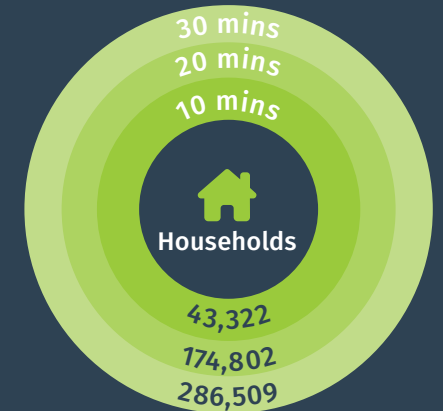
**12 Minutes**  
Drive to Cheltenham or Gloucester town centre

**10 Minutes**  
Drive to Junction 11 of the M5 Motorway

## Drive Times

Drive Times	Time
Junction 11, M5	6 mins
Cheltenham	12 mins
Gloucester	12 mins
Bristol	50 mins
Swindon	58 mins
Birmingham	1 hr 5 mins
Reading	1 hr 15 mins

## Local Statistics



Source: Google Maps

Source: StorePointGeo

# FURTHER INFORMATION

## Rent

Rent on Application.

## Rates

To be reassessed following construction/ refurbishment. Please contact the agents for further information.

## Terms

The units are available by way of new full repairing and insuring leases for a term of years to be agreed. The quoting rents are available upon application to the agents.

## VAT

VAT may be payable on any transaction at the prevailing rate.

## Legal Fees

Each party to bear their own legal costs incurred in any transaction.

## EPC

To be reassessed following construction/ refurbishment.

## Further Information & Viewing

Please contact the agents below:



### Laura Hatten

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