

MADE  
FOR  
TRADE

# BAMFURLONG TRADE PARK.



Highly Prominent Trade/Industrial 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

Bespoke units  
will be available



Computer Generated Image, details may vary

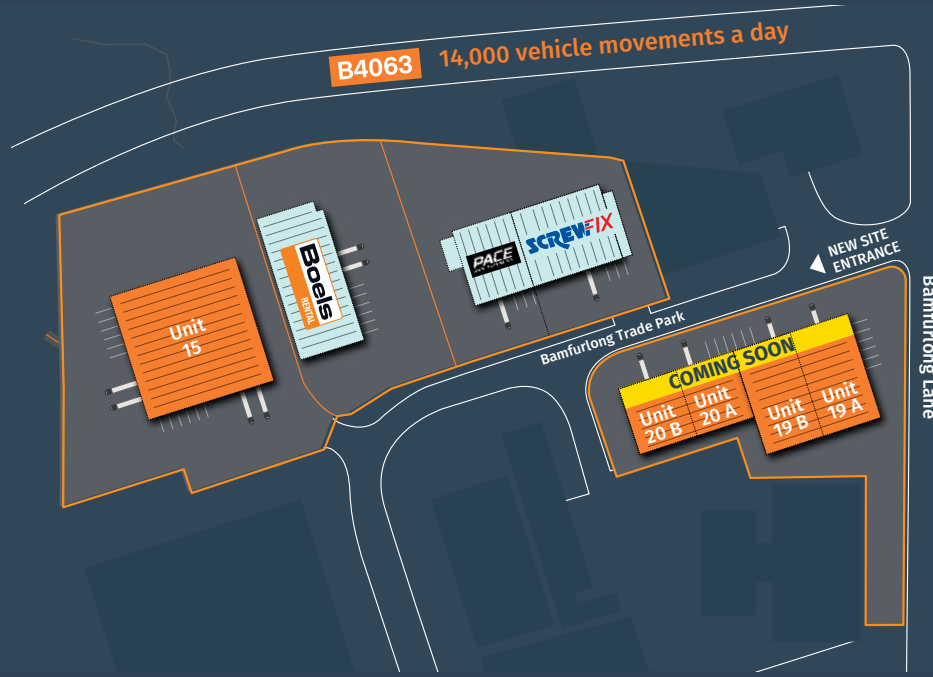
# BAMFURLONG TRADE PARK.

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

A series of newly constructed units will be available. The units will be of steel portal frame construction with brick & block elevations and profile cladding above. The units will benefit from eaves heights ranging from 5.5 to 8 metres. Each unit will have level access loading and parking facilities.

Units 19 & 20 will be 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.



## Local Occupiers



**New Units**  
A series of newly constructed units will be available

**5.5 – 8m eaves**  
Units will benefit from eaves heights ranging from 5.5 to 8

**Green Energy Grid**  
Benefit from low or zero carbon emission energy

## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
15	15,317	3,907	19,224
16	Boels Rental		
17 A	Screw Fix		
17 B	Pace Manufacturing		
19 A	4,230	1,109	5,339
19 B	4,155	1,044	5,199
20 A	2,756	549	3,305
20 B	2,831	581	3,412

All sizes are quoted on an approximate GEA basis.

# 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

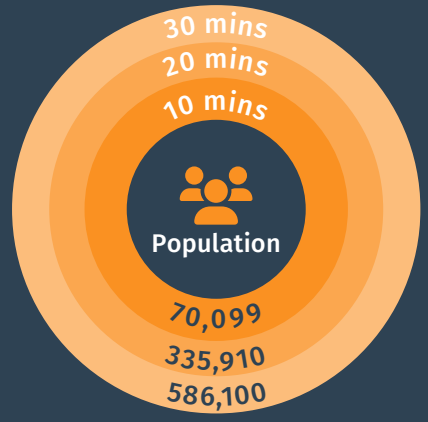
**12 Minutes**  
Drive to the centre of Cheltenham and Gloucester

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

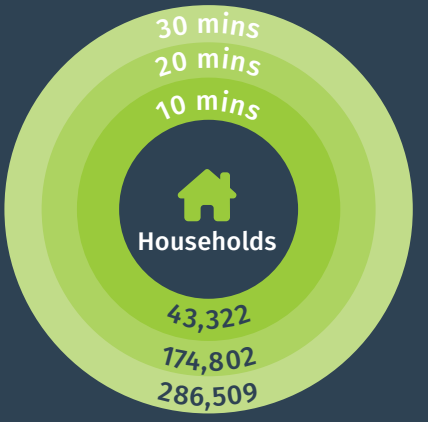
Drive Times	Time
Junction 11, M5	6 mins
Cheltenham	12 mins
Gloucester	12 mins
Bristol	50 mins
Swindon	58 mins
Birmingham	1 hr 5 mins
Reading	1 hr 15 mins

Source: Google Maps

## Local Statistics



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 will be 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:



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