

# UNITS 6,7,8,9 & 11 BRAMERY BUSINESS PARK

Lambert  
Smith  
Hampton

## ALSTONE LANE

FOR SALE

## Industrial Warehouse Units

Sale on behalf of  
Joint Administrators

### OPPORTUNITY SUMMARY

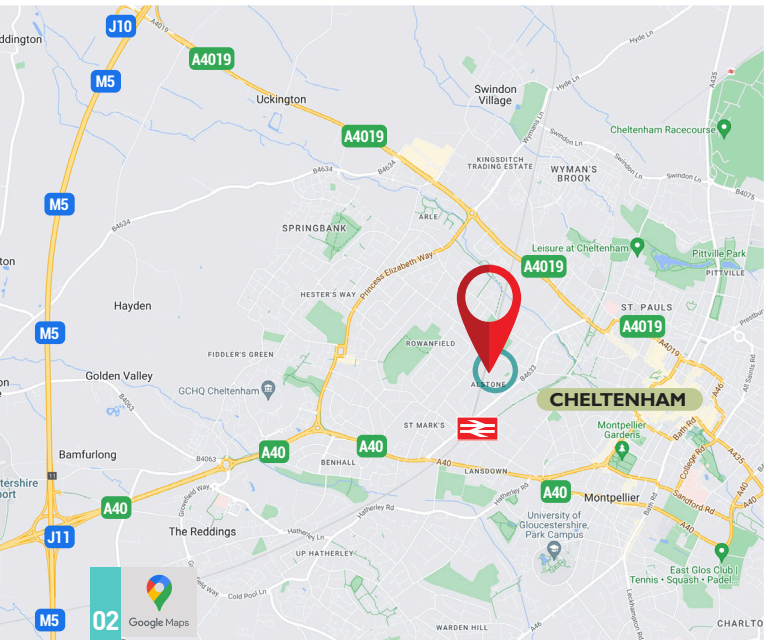
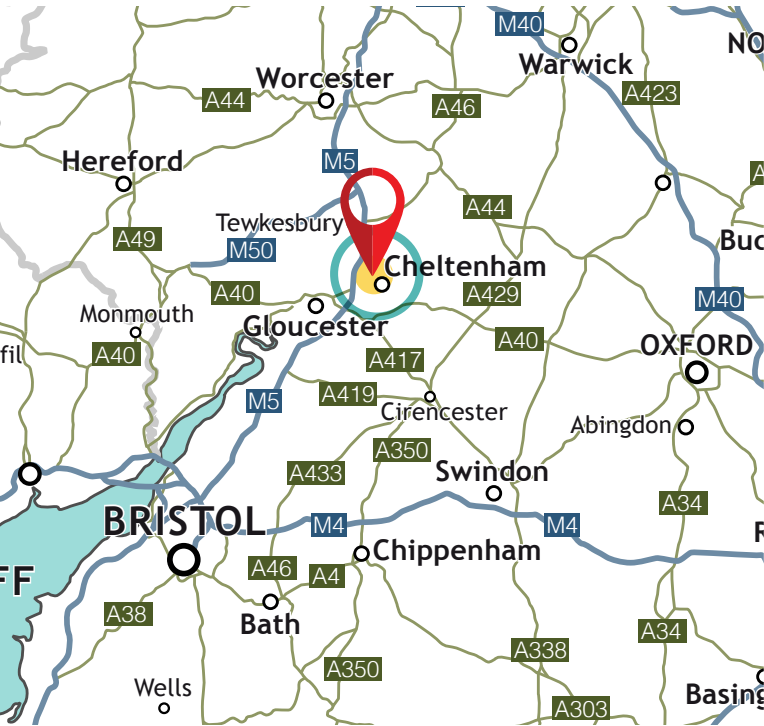
- ✓ Freehold units
- ✓ Established business park
- ✓ Excellent transport links
- ✓ Available as a whole or on a piecemeal basis

BRAMERY  
BUSINESS PARK

/// what3words tent.outfit.ground







## Location & Situation

The units are located off Alstone Lane at Bramery Business Park in the town of Cheltenham. The Bramery Business Park is located in an established commercial area, approximately 1 mile west of Cheltenham town centre on Alstone Lane. Junctions 10 (northbound) and 11 (southbound) of the M5 motorway are both approximately 3 miles away. Cheltenham Spa Railway Station is less than a mile to the south of the business park. Other occupiers on the business park include Route 66 gym, Cheltenham Auto Repairs and AW Fireplaces.

## Description

The former Alutool Preform Die premises comprising 5 industrial/warehouse units of steel portal frame construction with brick/blockwork walls and profile steel cladding to the upper elevations. Units 6, 7, 8, 9 & 11 form a set of terrace units with internal access being available between units 6, 7, 8 & 9 and a separate access to unit 11.

Units 6, 7, 8 & 9 each benefit from a roller shutter door to the front of each unit allowing for vehicular access to the units. The units which formally occupied a manufacturing company comprise a concrete floor with painted block walls, translucent roof tiles with a combination of LED and fluorescent strip lighting. Staff facilities are available in unit 8 with unit 9 offering office accommodation with additional W.C facilities.

Unit 11 offers a reception area with an open plan office and further cellular office accommodation and staff facilities on the ground floor. There is also a production area to the rear where there is a roller shutter door for vehicular access, there is a mezzanine which provides ancillary space.

Each unit benefits from 3 phase electric and also has the benefit of vehicular parking to the front of the units.





## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

Unit	Sq Metres	Sq Feet
6	246.47	2,653
7	255.85	2,754
8	305.55	3,289
9	292.73	3,151
11	383.68	4,130 (Excludes 1,650 of mezzanine storage)
<b>Total Gross Internal area:</b>	<b>1,484.28</b>	<b>15,977</b>







## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EPC

A copy of the EPC's are available upon request.

Unit	Rating
11	D (91)
6-9	E (105)

## Tenure

The properties are held on a **Freehold** basis and to be sold with **Vacant Possession**.

Held under Title **GR402438**.

## PROPOSAL

Available, as a whole, at an asking price of **£1,200,000**  
[One Million and Two Hundred Thousand Pounds].

The Administrators would consider disposal on a piecemeal basis, please get in contact for further information.



## Viewing and Further Information

Viewing strictly by prior appointment please contact:

**Charlotte Miller**

M: 07590 491 877

E: [CMiller@lsh.co.uk](mailto:CMiller@lsh.co.uk)

**Lambert  
Smith  
Hampton**

**Rachel Bassett**

M: 07887 792 790

E: [RBassett@lsh.co.uk](mailto:RBassett@lsh.co.uk)

[www.lsh.co.uk](http://www.lsh.co.uk)

**Lambert Smith Hampton**

2nd Floor,  
10 Victoria Street,  
Bristol,  
BS1 6BN

Office: 0117 926 6666



/// what3words [tent.outfit.ground](https://www.what3words.com/tent.outfit.ground)