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

ALSTONE

what3words tent.outfit.ground

Lambert Smith Hampton

# **ALSTONE LANE**

BRAMERY BUSINESS PARK

## FOR SALE

## Industrial Warehouse Units

Sale on behalf of Joint Administrators OPPORTUNITY SUMMARY

. . . . .

Freehold units

Established business park

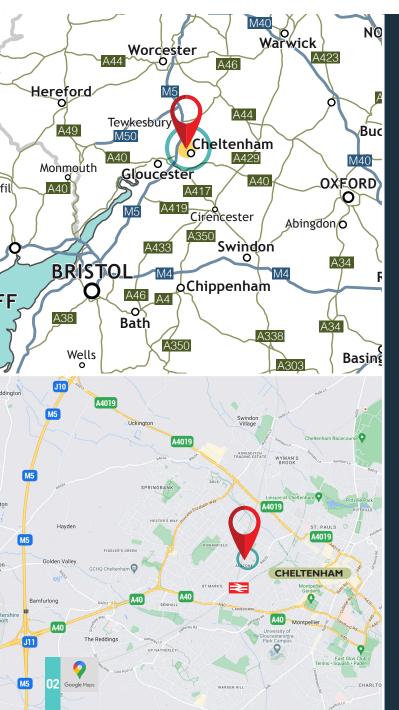
Excellent transport links

 Available as a whole or on a piecemeal basis



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#### **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)
Total Gross Internal area:	1,484.28	15,977













## 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:

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