

# To Let

## Unit J Ashville Trading Estate The Runnings, Cheltenham GL51



### Location

Cheltenham is a popular industrial, retail and residential town situated on the edge of the Cotswolds, in close proximity to the M5.

The property is situated on the north west edge of Cheltenham and is within Kingsditch Trading Estate, which is adjacent to the A4019 Tewkesbury Road, which links to the M5 (Junction 10).

Kingsditch has a strong mix of retail, leisure, motor trade, showrooms and conventional industrial and warehousing space.

### Description

The property comprises an end of terrace warehouse building, originally built in the late 1970's. The unit is a single bay, clear span, steel frame building with a minimum clear eaves height in the main section of 4.75m rising to 6.7 m in the centre. The unit has an original two storey office block with toilets at ground floor level. The ground floor has some partitioned offices, the first floor is open plan.

The unit has two full height loading doors (3m w by 4.2m h) on the front elevation out to a forecourt and parking area.

### Tenure

The property is available by way of a sublease or an assignment of the remaining term, expiring 12th March 2023. Granting of a new lease may be possible with the landlord's consent.

### Rent

The passing rent is £37,312 pa exclusive.

### Accommodation

	Sq ft	Sq m
Warehouse and Ground Floor Offices	6,455	599.68
First Floor Offices	726	67.44
<b>Total</b>	<b>7,181</b>	<b>677.13</b>

### Business rates

We understand that the property is assessed as follows:

Description: Warehouse and premises—2017 valuation

Rateable Value: £32,000

### VAT

All figures are exclusive of VAT if applicable.

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## Industrial/Warehouse Unit

### Flexible lease terms available

Gross Internal Area

**7,181 sq ft**

Annual Rent

**£37,312 per annum**

EPC Rating

**E125**



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