

unit 21

CHELTENHAM TRADE PARK ■ ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



FULLY
REFURBISHED



Industrial/Trade Counter/Workshop Unit 2,588 sq ft (240.4 sq m) **TO LET**

- High quality Storage and office space to ground floor
- Full depth first floor providing further offices or treatment rooms
- Full Business Rates relief for eligible businesses
- Established trade park
- Covered loading apron
- Two dedicated parking spaces
- Excellent access from town centre
- Further communal parking

Occupiers Include:

PLUMBASE
PLUMBING • HEATING • BATHROOMS • KITCHEN STAIRS

ELECTRIC CENTER

CITY PLUMBING SUPPLIES

WILT'S
electrical wholesalers

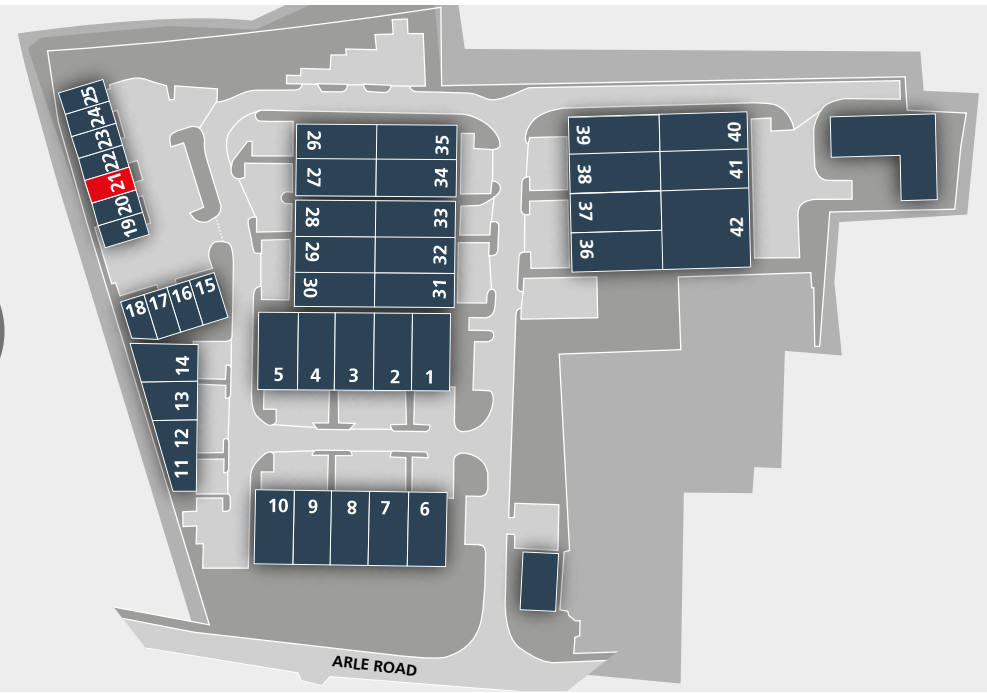
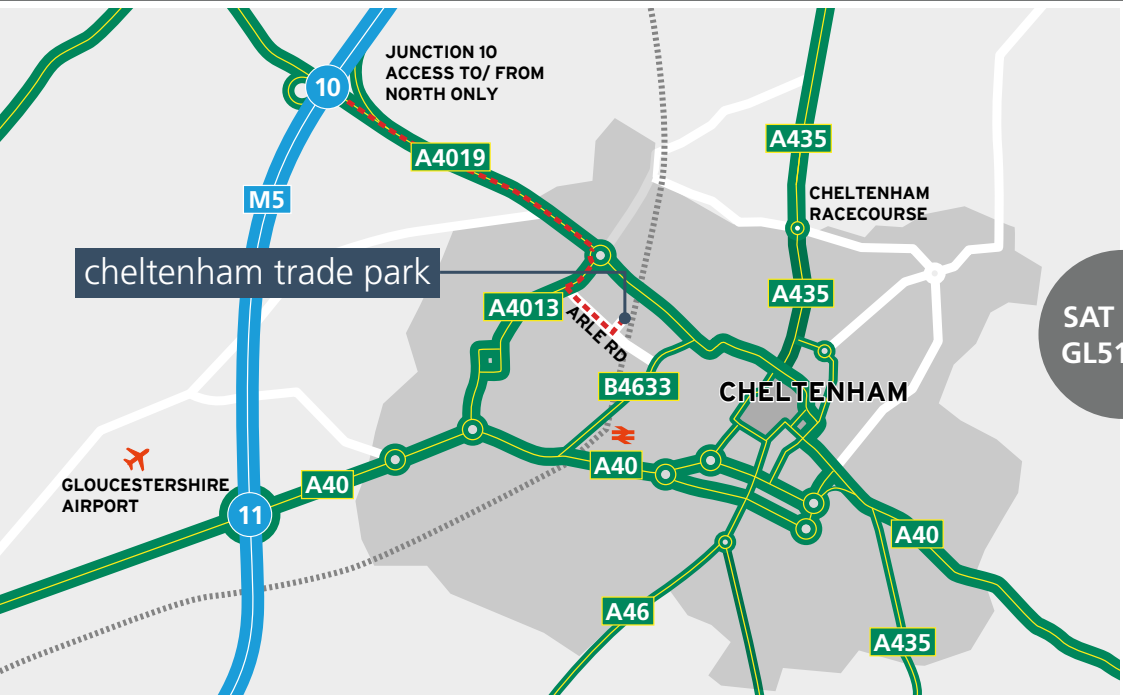
Denmans
Electrical Wholesalers Ltd

CityFibre

CHELTENHAM

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ACCOMMODATION

| | sq ft | sq m |
|--------------------|--------------|--------------|
| Ground Floor | 1,369 | 129.7 |
| First Floor | 1,191 | 110.7 |
| Total (GIA) | 2,588 | 240.4 |

BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £10,000.

EPC

To be assessed.

RENT

Rent on application.

LEGAL COSTS

Both parties are responsible for their own legals costs incurred.

TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed.

FURTHER INFORMATION

For more information and a full proposal, please contact:



Josh Gunn

josh.gunn@realestate.bnpparibas
0117 456 4512

Rupert Elphick

rupert.elphick@realestate.bnpparibas
0117 456 4502



01452 880000
brutonknowles.co.uk

Robert Smith

robert.smith@brutonknowles.co.uk
0145 288 0143