

**Cheltenham  
Trade Park**

**BR** INDUSTRIAL  
TRUST

**Units 23-24**  
**Trade Counter / Industrial Units**  
1,250 - 2,500 sq ft  
To Let

**Cheltenham Trade Park**  
Arle Road, Cheltenham, GL51 8LZ

To Be  
Refurbished







Indicative refurbishment

## CHELTENHAM TRADE PARK

Units 23 & 24 CTP are mid-terrace adjoining industrial units comprising of steel port frame construction. Each unit has a roller shutter door measuring 2.65m wide and 3.6m high. There is a small kitchenette at the rear of Unit 24. The units minimum eaves height is 5.92m rising to 7.92m at the Apex. The property currently has an EPC rating of D, valid until February 2033.

## ACCOMMODATION

| UNIT         | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| 23           | 1,250        | 116.13        |
| 24           | 1,250        | 116.13        |
| <b>Total</b> | <b>2,500</b> | <b>232.26</b> |



Established trade park



Up to 7.92m eaves height



Office accommodation



1 roller shutter door per unit



On site parking



Generous yard area







what3words: jars.foil.rocks  
www.what3words.com

## EASY-ACCESS TO M5 MOTORWAY

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile.

## COMMUNICATIONS

|                        | MILES |
|------------------------|-------|
| Cheltenham Town Centre | 1     |
| Cheltenham Station     | 1.3   |
| M5 J10 & J11           | 3     |
| Gloucester             | 9     |
| Bristol                | 40    |
| Birmingham             | 45    |

## LOCAL OCCUPIERS



Travis Perkins

HOMEBASE



KwikFit



THE BATHROOM SHOWROOM

## TERMS

The units are available individually or combined by way of a new FRI lease, for a term of years to be agreed.

## RATES

Upon Application.

## EPC

Rated D.

## RENT

Upon Application.

## FURTHER INFORMATION

Further information is available from the joint agents.



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