

**Cheltenham
Trade Park**

BR INDUSTRIAL
TRUST

Trade Counter / Industrial Unit

3,737 sq ft

To Let

Unit 9

Cheltenham Trade Park

Arle Road, Cheltenham, GL51 8LZ

TO BE
REFURBISHED





CHELTENHAM TRADE PARK

Cheltenham Trade Park industrial/trade units are of steel portal frame construction with brick and profiled steel clad elevations under profiled steel clad roofs with integrated roof lights. Typically the units benefit from an up and over loading door and dedicated yard area to the front, with generous car parking. Internally, the units provide a range of eaves heights of between 5.80m and 6.40m and benefit from ground and/or first floor offices, which incorporate suspended ceilings with heating and lighting.

ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 9	3,737	347.18



Established trade park



Up to 6.4m eaves height



Office accommodation



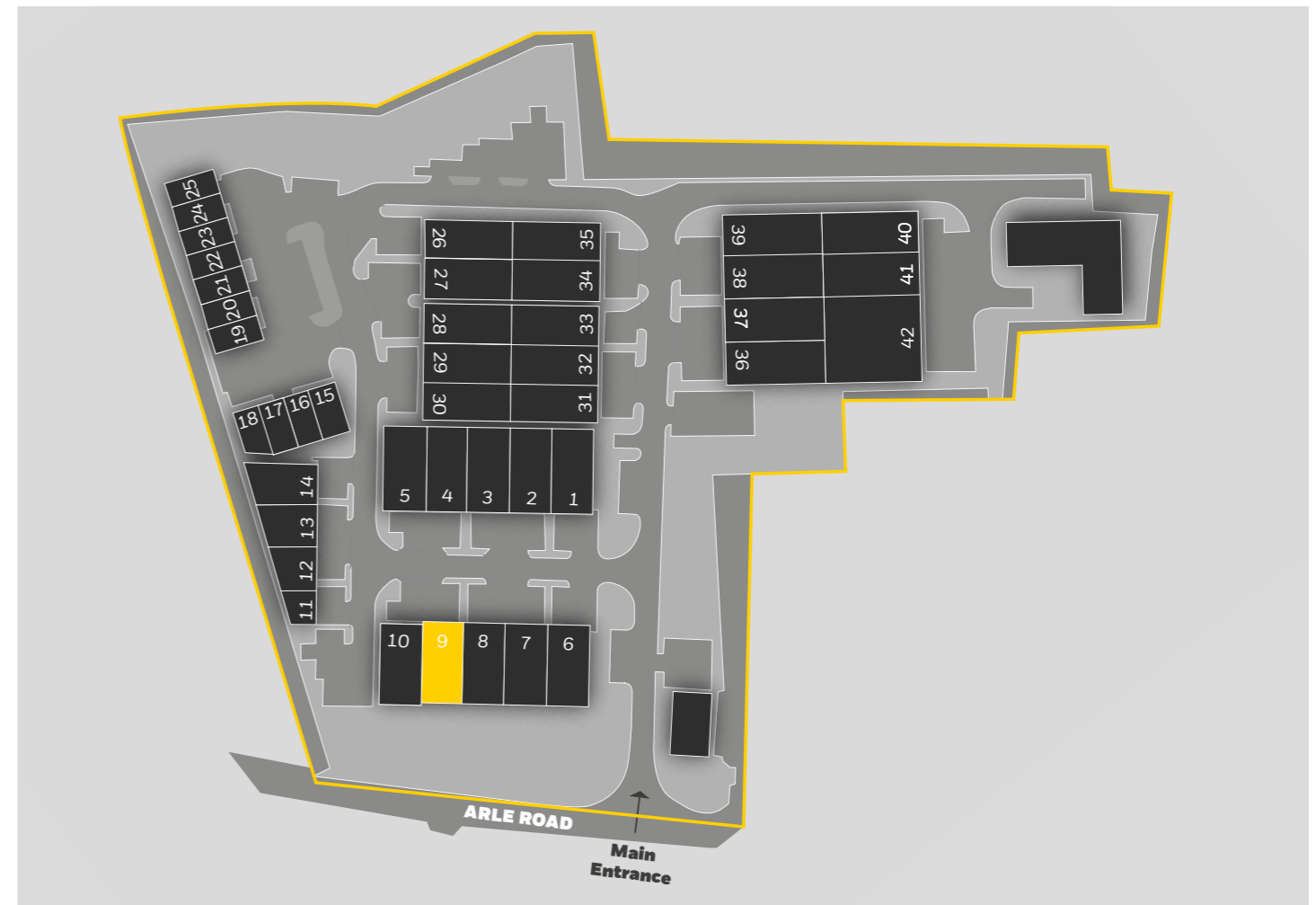
Up and over loading doors



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 by way of new leases on terms to be agreed.

RATES

The property currently has a Rateable Value of £29,750.

EPC

Upon Application.

RENT

Upon Application.

FURTHER INFORMATION

Further information is available from the joint agents.



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