

**Cheltenham
Trade Park**

BR INDUSTRIAL
TRUST

Trade Counter / Industrial Unit

1,571 sq ft (146.0 sq m)

To Let

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 each unit benefits from an up and over loading door and dedicated yard area to the front, with generous car parking. Internally, the unit provides an eaves height of 6.40m and benefits from ground and/or first floor offices, which incorporate suspended ceilings with heating and lighting.

ACCOMMODATION

UNIT 16	SQ FT	SQ M
Warehouse	1,341	124.6
Office	285	26.4
Total	1,571	146.0



Established trade park



6.4m eaves height



Office accommodation



Up and over loading doors



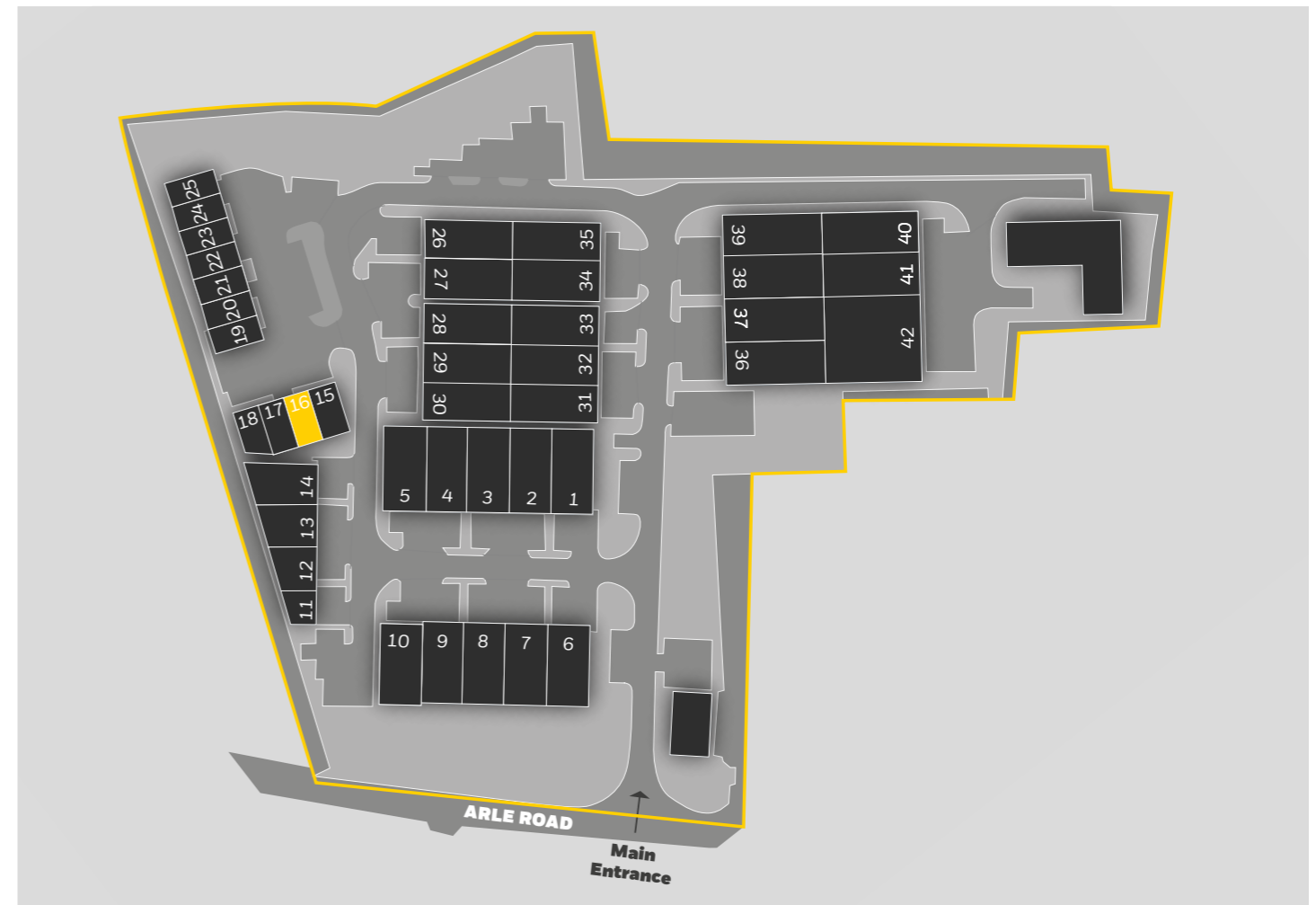
On site parking



Generous yard area



Indicative refurbishment





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 unit is available by way of new leases on terms 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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