

**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
Total	2,500	232.26



Established trade park



Up to 7.92m eaves height



Office accommodation



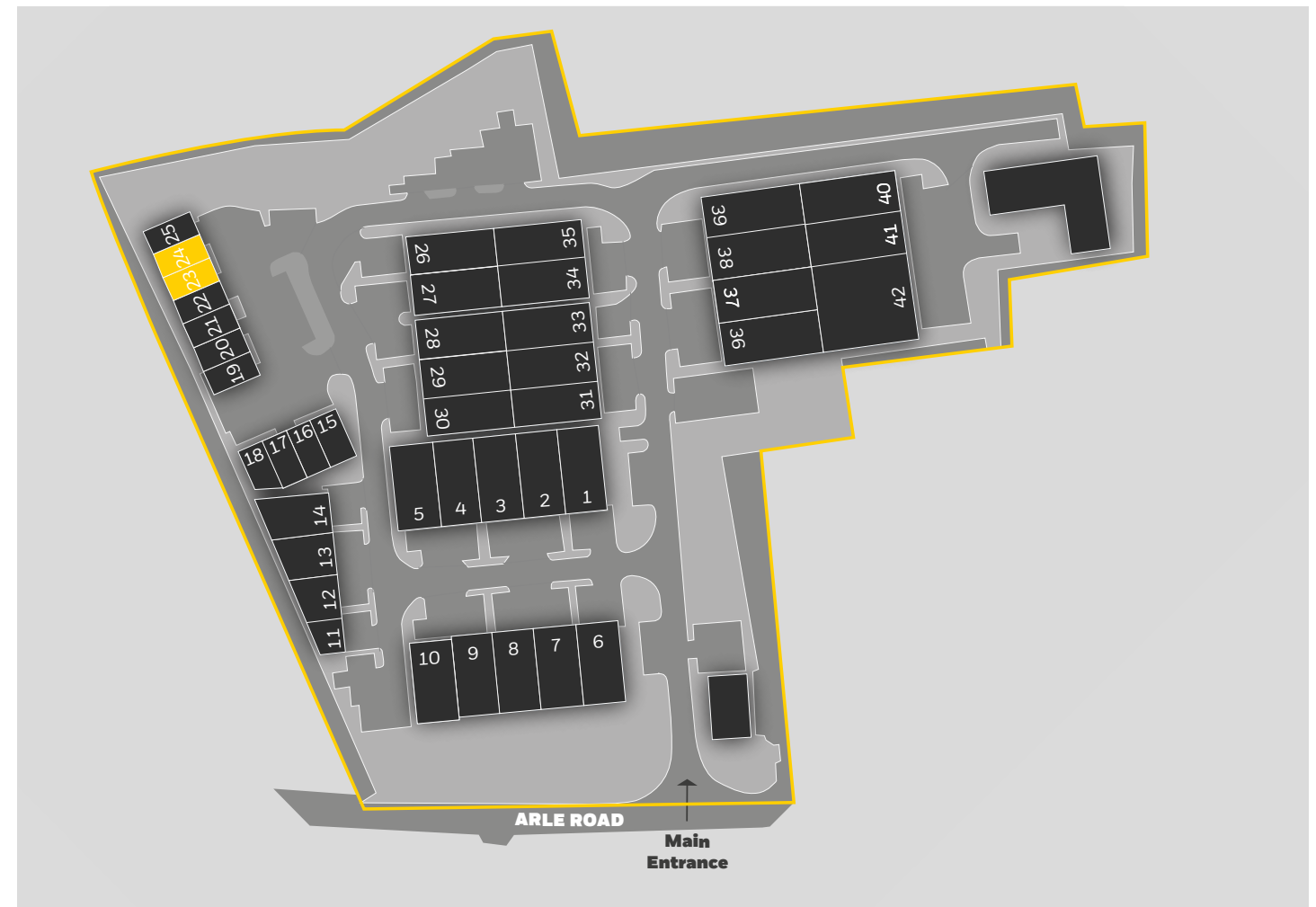
1 roller shutter door per unit



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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