



kbw

*Rear of 80-86 Prestbury Road
Cheltenham
Gloucestershire
GL52 2DJ*

- *Workshop/Warehouse Unit*

To Let

*Approx
224.49 sq m
(2,416 sq ft)
including store*



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• Workshop/Warehouse Unit

Accommodation

The approximate gross internal floor areas are as follows:

Workshop/Warehouse:	174.20 sq m (1,875 sq ft)
Office:	7.09 sq m (79 sq ft)
Store:	43.20 sq m (465 sq ft)
Total:	224.49 sq m (2,416 sq ft)

Location

The unit is located to the rear of the Londis convenience store and petrol station on the B4632 Prestbury Road, approximately 1 mile north east of Cheltenham town centre.

Description

Workshop/warehouse accommodation underneath a pitched clad roof with brickwork elevations. The roof includes translucent roof panels with further natural light provided by a section of double glazed curtain walling in the side elevation of the warehouse. The warehouse also benefits from fluorescent

strip lighting, loading access via two sectional overhead loading doors and a kitchenette area with stainless steel sink unit and floor and wall mounted cupboards. The warehouse has an eaves height of approximately 3.5 metres and benefits from a sub metered power supply from the convenience store. There is an office/reception area with UPVC double glazed window and personnel door providing access from the front of the unit. An additional storage area is provided to the side of the main warehouse which can be accessed internally or externally via wooden doors.

Externally, there is parking

for 4 vehicles and a shared WC located to the rear of the convenience store.

Terms

Available by way of a new fully repairing and insuring lease for a term of years to be agreed incorporating upward only regular rent reviews.

Rent

£16,000 per annum exclusive

Rent free incentives available subject to terms and conditions.

Rates

Rateable Value: £5,900

The above information was obtained from the Valuation office Website. Interested parties should make their own enquiries of the billing authority Cheltenham Borough Council (01242 262626) to verify the current rates payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT may be payable on the rent and/or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

EPC

The unit has an energy performance rating of 353. A copy of the Energy Performance Certificate can be provided on request.

Viewings

By prior appointment with the sole agents KBW.

August 2013

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