

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors
Unit 5 St Georges Business Park
Alstone Lane
Cheltenham
GL51 8HF

**INDUSTRIAL UNIT
TO LET**



**SEMI DETACHED INDUSTRIAL UNIT
138 Sq M (1487 Sq Ft)
4 PARKING SPACES
NEW LEASE
NO ROLLER SHUTTER DOOR
RENT £12K PA**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION

The premises are located within a mixed commercial and residential district directly off the A40 Gloucester Road and approximately half a mile to the west of Cheltenham town centre. Junctions 10 and 11 of the M5 motorway are within 3 miles. The property can be found just off Alstone Lane before the railway line. Adjoining occupiers include a Six Chimneys Bakery.

DESCRIPTION

A semi detached industrial unit constructed of block work, brick, Rock wool with a large glass atrium. The property has a concrete floor, 3 phase electricity but no roller shutter door. There are lavatories and a partitioned office space. There is parking for four cars in front of the unit.

ACCOMMODATION (measurements and areas are approximate only)

Ground Floor 18.42m x 7.5m = 138.15 sq m (1487 sq ft)

Gross Internal Area 138.15 Sq M (1487 Sq Ft)

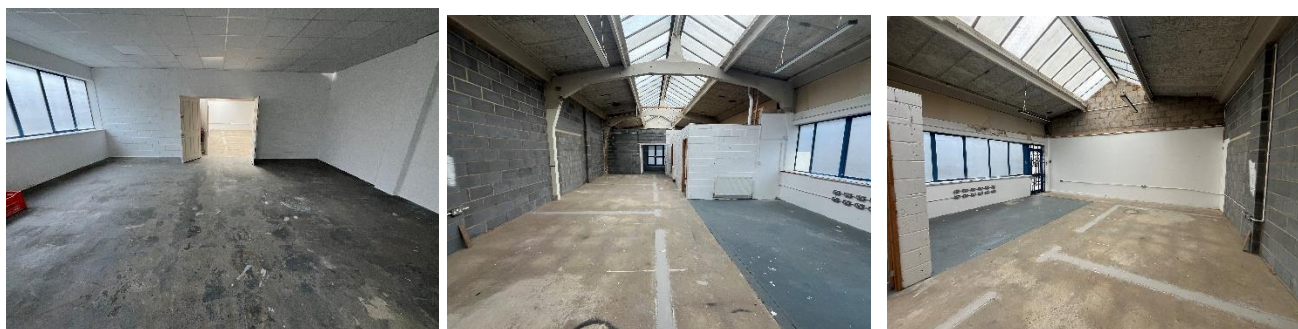
SERVICES

All major services are provided, including three phase electricity, water and drainage.

RATES RV (2026) £16,500 *No small business rate relief*

EPC – 111E (Expiry Jan 2034) Service Charge: 14.89% of the total charge.

TO LET The property is available TO LET off a new IRI for a minimum term of 5 years off a rent of £12,000pa. Or by way of an assignment of the existing lease that expires on the 28/1/2031.



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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