

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**UNIT C3 THE BRAMERY, CHELTENHAM
GL51 8HE**

TO LET



- 3 PHASE ELECTRICITY
- REINFORCED CONCRETE PORTAL FRAME
 - OPEN PLAN GROUND FLOOR
 - FIRST FLOOR OFFICES
- 3M ROLLER SHUTTER DOOR
 - 2 PARKING SPACES
 - NEW LEASE



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The Bramery lies within a mixed commercial and residential area of the A40, Gloucester Road. The west of Cheltenham town centre is half a mile away, and junctions 10 and 11 of the M5 lie within 3 miles. Gloucestershire Airport lies adjacent to junction 11 of the M5.

DESCRIPTION

An industrial unit constructed of reinforced concrete portal frames with block work rendered exterior walls and insulated roof with translucent roof lights.

Accommodation (GIA)

Unit 3C

Ground Floor 8.10m x 11.12m = 90.07 sq m (969 Sq ft)

First Floor

Right Office One 4.05m x 10.23m = 41.43sq m (445 Sq ft)

Left Office Two 3.94m x 10.33m = 40.70sq m (438 Sq ft)

Single W/C

Roller Shutter 3.46m

Total Area 172.2 Sq M (1852 Sq Ft)

SERVICES Electricity, Water, Sewage and BT

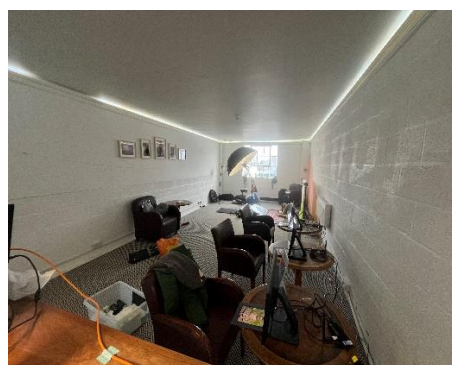
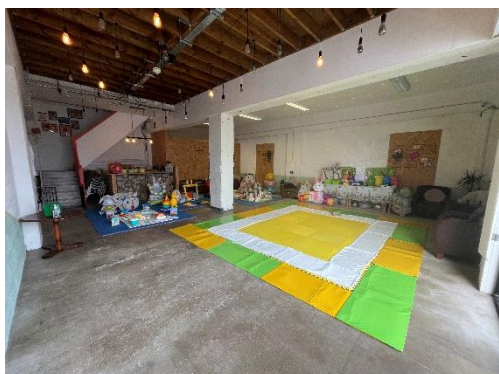
Rateable Value: 2026 £14,000

LEASEHOLD

Unit C3 is available to rent on a new three-year lease at a rent of £17400 pa. (£1450pcm)
No car repairs permitted.

LEGALS

The incoming tenant is to pay a contribution of £250.00 towards the Landlords legal costs.



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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