

Festival Trade Park

FINAL UNIT REMAINING - TO LET



94% LET
UNIT 14
AVAILABLE
IMMEDIATELY

New industrial & warehouse unit 5,937 sq ft
Energy efficient specification EPC A / Excellent natural light
www.festivaltradepark.co.uk



M&S



halfords



eurocell

prottyre

MKM

EASY BATHROOMS

NationalPlastics

TOOLSTATION

HOWDENS

GSF
CAR PARTS

BOOKER

CareCo

halfords

GREGGS

Magnet
Better. By design.

SCREW-FIX

Runnys Road

selco
BUILDERS
WAREHOUSE

Topps Tiles

14

JJS
Construction

LET

THE
PADEL
CLUB

fix

K&R

Wymans Lane

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
14	4,749	1,188	5,937

THE SITE

- ▶ High quality trade counter and industrial units in Kingsditch
- ▶ Kingsditch Industrial Estate is Cheltenham's premier industrial, trade and out of town retail destination
- ▶ 270m road frontage to Wymans Lane and Runnings Road
- ▶ Excellent road connections to the M5, M4 and M40

Local Occupiers

- | | | | | |
|----------------|------------------|-----------------|---------------------|--------------|
| ▶ Superdry | ▶ Magnet | ▶ Capitol Tiles | ▶ Homebase | ▶ McDonald's |
| ▶ Yamaha | ▶ The Padel Club | ▶ Speedy | ▶ B&M | ▶ Selco |
| ▶ Wolseley | ▶ Topps Tiles | ▶ Howdens | ▶ Argos | |
| ▶ Screwfix | ▶ Halfords | ▶ Hydro | ▶ Furniture Village | |
| ▶ Howdens | ▶ Booker | ▶ Safestore | ▶ SCS | |
| ▶ Spirax Sarco | ▶ Tile Giant | ▶ Dunelm | ▶ M&S Foodhall | |



Over 14,000 cars pass Festival Trade Park every day.

GREEN CREDENTIALS

The scheme is designed and constructed to ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.



Highly insulated specification



Excellent natural light



Electric vehicle charging provision



High performance insulated cladding and roof materials



Cycle parking



EPC rating of A

UNIT 14

5,937 sq ft

General Specification

Flexible industrial/warehouse unit with first floor office space for occupiers to undertake their own fit out to suit their specific needs.



8.4m clear
internal height



37.5kN sq m
floor loading



Electric loading
doors



Electric vehicle
charging provision



Fitted office with
air conditioning



High performance
cladding



Collateral warranties
available



Generous parking
facilities



Cycle
parking



Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) with ancillary trade uses.

Terms

Units are available to lease on terms to be agreed.

TRAVEL DISTANCES

Festival Trade Park, Runnings Road, Kingsditch, Cheltenham, Gloucestershire, GL51 9NQ

Road

Cheltenham Town Centre	2 miles
M5 (J10)	3 miles
Gloucester	9 miles
Swindon	38 miles
Oxford	41 miles
Bristol	44 miles
Birmingham	50 miles
London	96 miles

Rail

Cheltenham Spa	2.1 miles
Bristol Parkway	28 mins
Birmingham	42 mins
London Paddington	2 hour 5 mins

Airport

Gloucestershire Airport	4.3 miles
Birmingham Airport	49 miles
Exeter Airport	112 miles



More information available through the joint marketing agents:



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