



**Units 26, 32 and 33, Malmesbury Road, Cheltenham,
GL51 9PL**

From Approx. 2,901 to 8,052 sq ft (269.50 to 748.06 sq m)

Subject to contract

- Available separately or together. Recently refurbished.
- Generous yard/parking
- New lease(s) available
- Secure site
- Established and popular location

Location

Malmesbury Road forms part of the busy and successful Kingsditch Trading Estate to the west of Cheltenham town centre and within 2 miles of the M5.

Description

Recently refurbished, these units feature brick and blockwork construction under pitched roofs, with internal linings and light panels. The eaves height is approximately 16'3" (4.96 m), and each unit includes two-storey offices at the front.

Rates

Rateable Value:

Units 32/33: £64,000- both units are currently assessed together.

Unit 26: £24,250

Source: Gov.uk website. Applicants should make their own enquiries as to rates payable.

Accommodation

We calculate the following approximate gross internal floor areas: -

Unit 26	2,901 sq ft (269.50 sq m)
Unit 32	3,871 sq ft (359.62 sq m)
Unit 33	3,865 sq ft (359.07 sq m)

Terms

The units are offered to let on new leases on full repairing and insuring terms for a duration to be agreed at a rental of:

Unit 26: £29,000 per annum, exclusive.

Unit 32: £40,000 per annum, exclusive.

Unit 33: £40,000 per annum, exclusive.

Legal Costs

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

EPC

We understand that the units will be assessed as D. Further details to follow.

Value Added Tax

Please note that vat may be payable on the figures quoted.

Viewings

By prior appointment with the sole agents.



Example internal