



**Unit 1 Ultrronics House, Athelney Way, Battledown
Trading Estate, Cheltenham, GL52 6RT**

Approx.. 11,355 sq ft (1,054.92 sq m).

Subject to contract

- Modern light industrial/ warehouse/office accommodation to let
- New lease available.
- Popular location with large, secure yard.

Location

The unit is located on Athelney Way within the Battledown Trading Estate which is an established trading/industrial location approx. half a mile from the town centre and close to the main A40/ A435.

Description

An end terrace light industrial/warehouse of steel portal frame construction with part brick and part profiled steel elevations and pitched profiled steel roof with translucent panels and providing 18'5" (5.6m) eaves. The property incorporates open plan offices with comfort cooling. There is a large, secure yard (shared with an adjoining unit) and generous car parking area.

Accommodation

We calculate the following approximate gross internal areas:

Warehouse	6,171 sq ft (573.40 sq m)
Warehouse Mezzanine	1,626 sq ft (151.09 sq m)
Offices	3,558 sq ft (330.55 sq m)
Total	11,355 sq ft (1,054.92 sq m)

Tenancy

The property is offered to let on a new, effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £96,500 per annum, exclusive (p.a.x.).

Business Rates

Rateable values: From 1 April 2026:

Unit 1 £98,500. (Source: Gov.uk)

Rates payable are a proportion of the rateable value.

Legal Costs

Each party will be responsible for their own legal costs incurred.

EPC

Assessed as C (66). Source: Gov.uk

Viewing

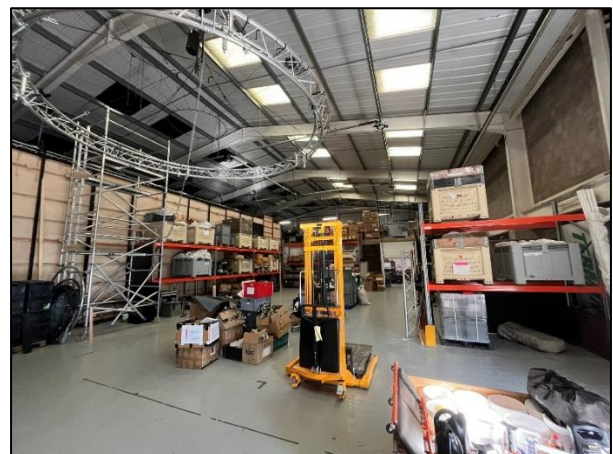
By appointment with the sole agents.

Anti Money Laundering

We are required to make enquiries and verify the identity of a prospective tenant and relevant individuals. We will advise further when an offer is accepted.

Value Added Tax

We are advised the rental is subject to vat.



Warehouse