

UNITS TO LET

2,385 - 7,851 ft²



PROMINENT LOCATION



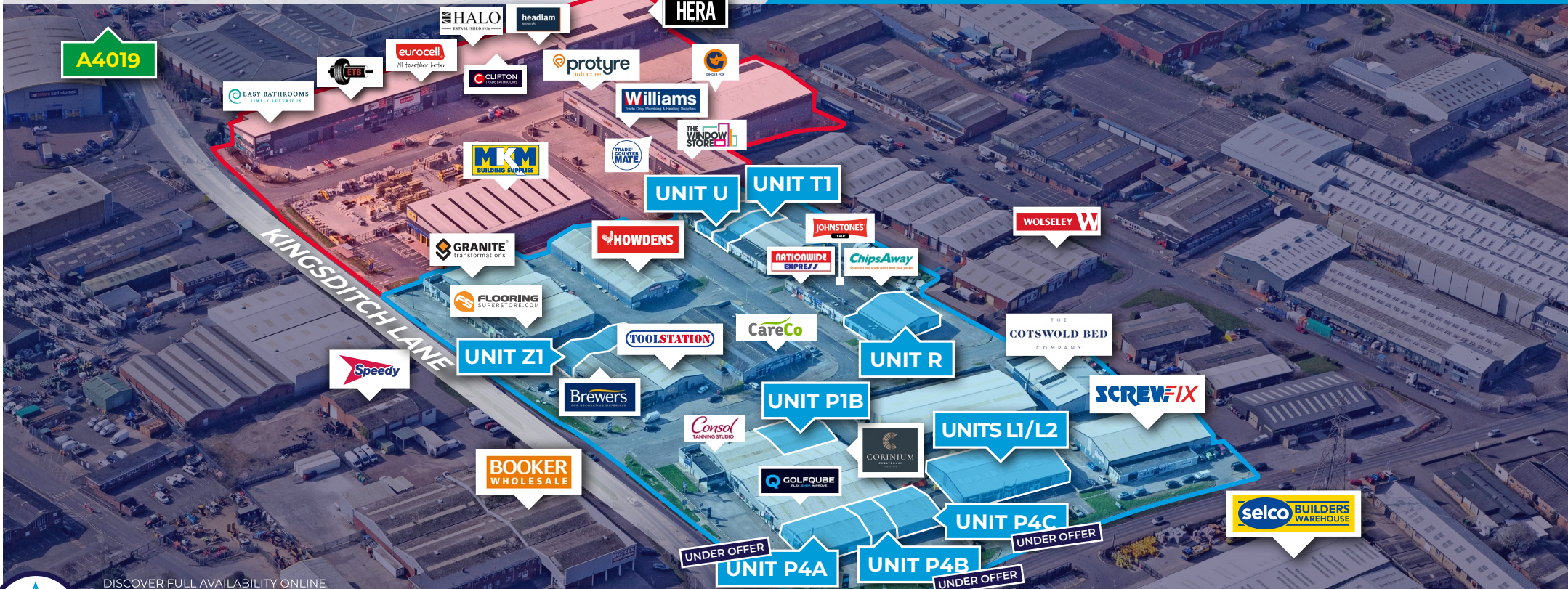
REFURBISHED UNITS



ESTABLISHED TRADE & RETAIL LOCATION



2 MILES FROM THE M5



DISCOVER FULL AVAILABILITY ONLINE



KINGSDITCH NORTH

KINGSDITCH SOUTH

INDUSTRIAL / TRADE / RETAIL UNITS TO LET

KINGSDITCH NORTH

KINGSDITCH TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY





UNITS L1/L2 & Z1

DESCRIPTION

Units L1/L2 and Z1 comprise a retail / trade units with semi-glazed frontages. Unit Z1 occupies a highly prominent position fronting directly onto Kingsditch Lane, while unit L1/L2 occupies the adjacent Runnings Road.

Vehicular parking is provided for unit Z1 to the front and side elevations, and ample parking is provided to the front of Unit L1/L2. Each unit provides pedestrian access to the front elevations, and vehicular loading to the rear.

KEY FEATURES

- 4m eaves height / 5.5m apex height
- Loading via level access doors to the rear / side elevation
- Semi-glazed frontage and pedestrian entrances
- Three phase power
- Prominent trade / retail location

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT L1	371	4,000
UNIT L2	358	3,851
L1/L2 COMBINED	729	7,851
UNIT Z1	376	4,049



P UNITS

DESCRIPTION

The P terrace units comprise a parade of retail / trade units with semi-glazed frontages, occupying a highly prominent position fronting directly onto Kingsditch Lane.

Vehicular parking is provided to the front and side elevations, with pedestrian access to the front elevations. Vehicular loading is provided to the rear of the units, accessed from Huntscot Road, via a shared loading yard.

KEY FEATURES

- 4m eaves height / 5.5m apex height
- Loading via level access doors to the rear / side elevation
- Semi-glazed frontage and pedestrian entrances
- Three phase power
- Prominent trade / retail location

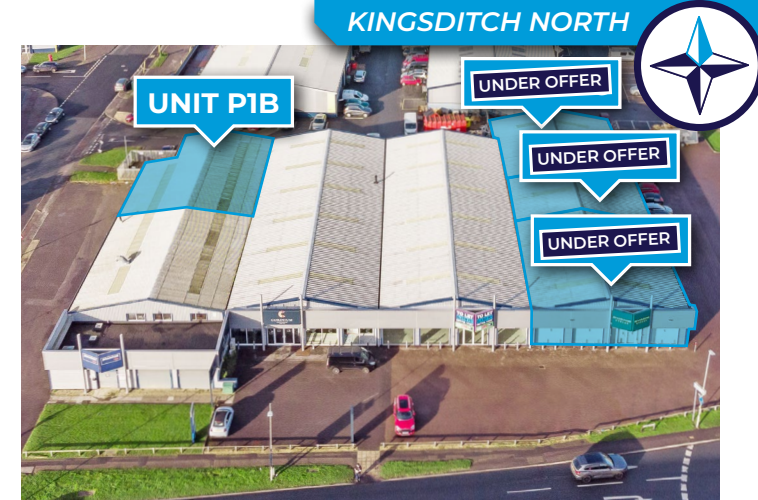
ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT P1b	362	3,896
UNIT P4a UNDER OFFER	294	3,164
UNIT P4b UNDER OFFER	139	1,500
UNIT P4c UNDER OFFER	249	2,675



UNIT P1



INDICATIVE IMAGE



UNIT P3



INDICATIVE IMAGE



UNITS R, T1 & U

DESCRIPTION

Units U and T1 comprise mid terraced units under a pitched roof with WC / amenity accommodation to the front and open plan warehouse to the rear. Vehicular access is provided via a level access loading door to the rear elevation of each unit.

Unit R occupies a prominent position at the junction of Kingsville Road and Huntscot Road. The unit is configured to provide office / amenity accommodation to the front of the unit, with warehouse to the rear. Loading is via a single level access loading door to the side elevation. The unit benefits from generous parking / circulation to the side and rear elevations.

KEY FEATURES

- 4m eaves height / 6m apex height
- Level access loading
- Three phase power
- Car parking to the side and rear (Unit R)
- Prominent trade / retail location
- Ability to provide a secure, self-contained yard, subject to necessary consents (Unit R)

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT R	463	4,985
UNIT T1	224	2,411
UNIT U	222	2,385



UNIT R



UNIT R

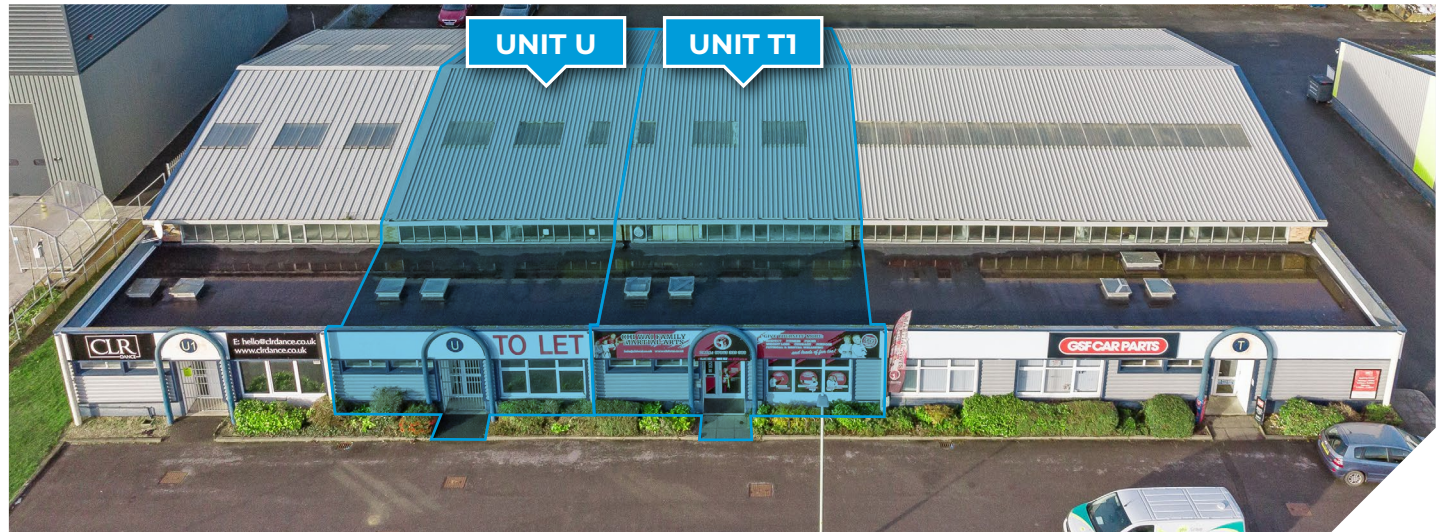


UNIT U



UNIT U

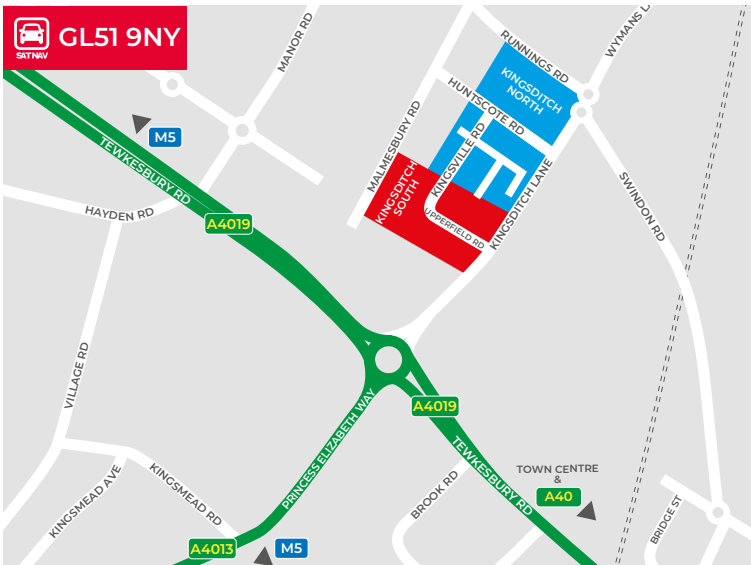
UNIT T1



UNIT U

UNIT T1





KINGSDITCH NORTH

CLICK HERE TO VIEW FULL AVAILABILITY FOR KINGSDITCH SOUTH



LOCATION

Kingsditch Trade Park is on Kingsditch Lane, a major thoroughfare approximately 2 miles west of Cheltenham town centre and 2 miles from the M5 motorway. This is a thriving retail and trade counter estate.

BUSINESS RATES

Rateable values on application.

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPF Estates.

ENERGY PERFORMANCE RATING

EPCs are available, post refurbishment, on request.

On behalf of the Landlord



Aaron Burns
aaron.burns@ipif.co.uk



Alex Quicke
alex.quicke@cbre.com
Philip Cranstone
philip.cranstone@cbre.com



Chris Yates
chris.yates@jll.com
Oliver Bird
oliver.bird@jll.com



Richard Crabb
richard@thponline.co.uk
Oliver Workman
oliver@thponline.co.uk