

Festival Trade Park

Kingsditch, Cheltenham GL51 9NQ



94% LET
ONLY 1 UNIT
REMAINING

New industrial & warehouse unit 5,201 sq ft /
Low air permeability design / 15% warehouse roof lighting
www.festivaltradepark.co.uk



Superdry

Yamaha

12

JJS Construction

Sub-Distribution

THE PADEL CLUB

fix

K&R

Wymans Lane

Topps Tiles

selco
BUILDERS
WAREHOUSE

Runnings Road

Screwfix

Magnet

Evans Cycles

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
12	4,162	1,039	5,201

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 | ▶ Tile Giant | ▶ Dunhelm | ▶ M&S Foodhall |
| ▶ Yamaha | ▶ Tile Giants | ▶ Capitol Tiles | ▶ Homebase | ▶ McDonald's |
| ▶ Wolseley | ▶ Evans Cycles | ▶ Speedy | ▶ B&M | ▶ Selco |
| ▶ Screwfix | ▶ Topps Tiles | ▶ Howdens | ▶ Argos | |
| ▶ Howdens | ▶ Halfords | ▶ Hydro | ▶ Furniture Village | |
| ▶ Spirax Sarco | ▶ Booker | ▶ Safestore | ▶ SCS | |



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.



Low air permeability design



15% warehouse roof lights increasing natural lighting



Electric vehicle charging provision



High performance insulated cladding and roof materials



Cycle parking



EPC rating of A

UNIT 12

5,201 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.



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.



8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Electric vehicle charging provision



12 year collateral warranty available



Fitted office with air conditioning



High performance cladding



Generous parking facilities



Cycle parking



13

12

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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