

# Festival Trade Park

Kingsditch, Cheltenham

GL51 9NQ

- ▶ 9 new trade counter units
- ▶ 5 new industrial/warehouse units
- ▶ 5,210 - 19,564 sq ft still available

## To Let

Only 4 units remaining



[www.festivaltradepark.co.uk](http://www.festivaltradepark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS





# THE SITE

- ▶ High quality trade counter and industrial units within the centre of 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

# Accommodation

All areas are approximate on a GEA sq ft basis.

## Trade counter units

Unit	Ground Floor	First Floor	Total
1	SELCO BUILDERS WAREHOUSE		
2	SELCO BUILDERS WAREHOUSE		
3	SELCO BUILDERS WAREHOUSE		
4	SELCO BUILDERS WAREHOUSE		
5	SELCO BUILDERS WAREHOUSE		
6	SELCO BUILDERS WAREHOUSE		
7	SELCO BUILDERS WAREHOUSE		
8	SELCO BUILDERS WAREHOUSE		
9	SELCO BUILDERS WAREHOUSE		

## Industrial/warehouse units

Unit	Ground Floor	First Floor	Total
10	K&R VEHICLE SOLUTIONS LTD		
11	16,870	2,694	19,564
12	4,162	1,039	5,210
13	4,331	1,083	5,414
14	4,749	1,188	5,937



## GREEN CREDENTIALS

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

### The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Designed and constructed to BREEAM Very Good
- ▶ Targeting an EPC certificate rating of B

## UNITS 11-14

5,210 up to 19,564

### General Specification

Flexible industrial/warehouse units with fully fitted first floor offices 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



Ability to combine units



Secure business park



12 year collateral warranty available



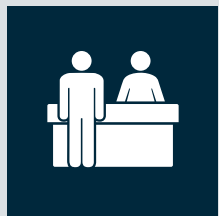
Fitted offices with comfort cooling



Toilets



Generous parking facilities



Reception area units 11-14

### 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.





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# 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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