

TO LET

Endsleigh Business Park

Shurdington, Cheltenham, Gloucestershire, GL51 4UE



- An Out of Town Office Campus with Buildings Available To Let on Flexible Terms
- From 3,089 sq ft (286.98 sq m) to 69,285 sq ft (6,436.75 sq m)
- Three Miles South of Cheltenham Town Centre with Direct Traffic Light Controlled Access off the A46
- A Total of 69,285 sq ft of Accommodation Within a Fully Landscaped Environment

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Location

Location

Endsleigh Business Park is situated 3 miles to the south of Cheltenham town centre. It occupies a prominent position on the eastern side of the Shurdington Road (A46) which links directly with Cheltenham town centre to the north and the A417 dual carriageway link to junction 11a of the M5 motorway, 1 mile to the south west. Gloucester Business Park is situated approximately 2 miles to the south west.

The park is situated on the southern edge of the village of Shurdington. It is adjoined by a garden centre to the north, a sports field to the east, and residential properties to the south.

Access to the site is excellent being directly off the A46 by way of a traffic light controlled junction within 1 mile of the A417 dual carriageway. The A417 leads to Junction 11A of the M5 Motorway approximately 2.5 miles west.



M5



**Junction 11A
2.5 miles west**

**Cheltenham
Town Centre**



3 miles

**Gloucester
City Centre**



6 miles

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Accommodation

Description

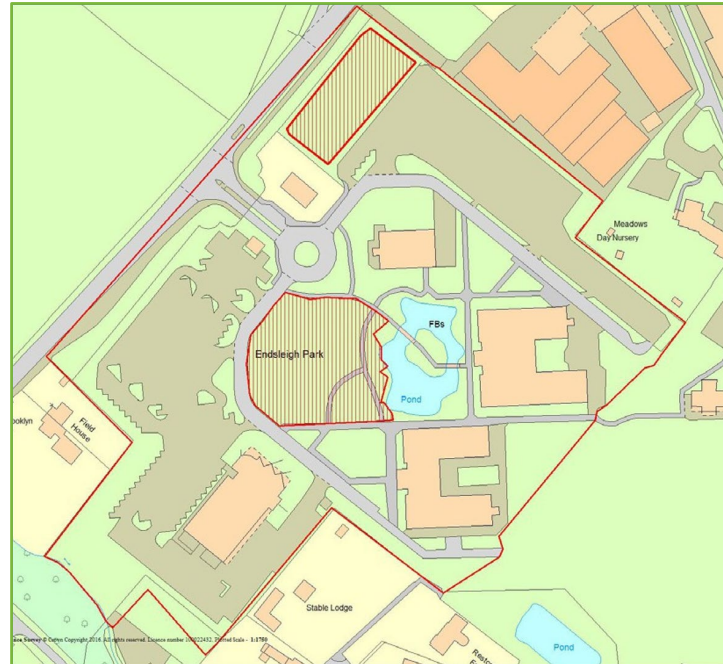
Endsleigh Business Park consists of four office buildings, a gatehouse and a caretaker's bungalow. The buildings were designed and constructed between 1998 and 2001 and are set within landscaped grounds with a small ornamental lake and extensive onsite parking.

There is a single vehicular and pedestrian access to the site from the A46 which is controlled from the gatehouse by a two way barrier arm. The gatehouse also controls CCTV cameras which cover the whole park.

There are four buildings: Compass House, Endsleigh House, Hadley House and Carlisle House. Compass, Endsleigh and Hadley are all traditional office buildings of two storey steel frame construction clad predominantly in brick and painted render under pitched tile covered roofs. They have raised floors, suspended ceilings and an under floor air handling system.

Carlisle House is a single storey building with metal faced composite claddings under a curved roof with corrugated sheet covering. The building has previously been used as a restaurant facility, post room and computer room.

The gatehouse and caretaker's bungalow are both single storey buildings with brick elevations under pitched tile covered roofs. The caretaker's bungalow has been converted to a training facility.



Approximate Net Internal Areas:

Area	sq ft	sq m
Compass House GF	3,089	286.98
Compass House FF	3,089	286.98
Total	6,178	573.96
Endsleigh House GF	14,619	1,358.14
Endsleigh House FF	13,008	1,208.47
Total	27,627	2,566.61
Hadley House GF	12,541	1,165.09
Hadley House FF	11,993	1,114.18
Total	24,534	2,279.27
Carlisle House GF	9,437	876.72
Caretaker's Bungalow GF	1,176	109.25
Gatehouse GF	333	30.94
TOTAL	69,285	6,436.75



Compass House

Ground Floor: 3,089 sq ft

First Floor: 3,089 sq ft

Total: 6,178 sq ft



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Endsleigh House

Ground Floor: 14,619 sq ft
First Floor: 13,008 sq ft
Total: 27,627 sq ft





Hadley House

Ground Floor: 12,541 sq ft

First Floor: 11,993 sq ft

Total: 24,534 sq ft



Carlisle House

Ground Floor: 9,437 sq ft





Caretaker's Bungalow

Ground Floor: 1,176 sq ft



Gatehouse

Ground Floor: 333 sq ft



Rates | EPC | Services | Terms

Business Rates

The buildings will require new assessments for Business Rates. Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Terms

The accommodation is available on flexible lease terms. Consideration will be given to the letting of whole buildings, buildings on a floor by floor basis and potentially part floors.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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