



**King Alfred Way, Battledown Industrial Estate,
Cheltenham, GL52 6QP**

Approx. 6,005 sq ft (557.87 sq m)

Subject to contract

- Established and Popular Location.
- Modern trade counter/ warehouse/ industrial unit
- New Lease Available
- Howden occupation adjoining not affected
- Refurbished with new roof and air conditioning

Location

The property is within the busy and accessible Battledown Industrial Estate to the east of Cheltenham Town centre. Howdens are adjoining and are remaining in occupation.

Description

A prominent trade counter/light industrial/warehouse unit which has been significantly refurbished to include air conditioning and well appointed offices/ trade counter. There is access from King Alfred Way and Saxon Way and car parking/yard area will be allocated. The minimum eaves height is 13'4" (4.07m).

Rates

Rateable Value: To be re-assessed.

Accommodation

We calculate the following approximate gross internal floor area: -

Ground Floor 6,005 sq ft (555.87 sq m)
(including offices)

Terms

The unit is offered to let on a new sub-lease on full repairing and insuring terms for a duration to be agreed at a rental of £60,000 per annum, exclusive.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

EPC

To be re-assessed.

Value Added Tax

Please note that vat is payable on the figures quoted.

Viewings

By prior appointment with the joint agents:

THP 01242 303383 richard@thponline.co.uk
oliver@thponline.co.uk

or Andrew Veitch at Montagu Evans 07826 947321
andrew.veitch@montagu-evans.co.uk



RICHARD CRABB
richard@thponline.co.uk

OLIVER WORKMAN
oliver@thponline.co.uk

01242 303 383
thponline.co.uk