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PROPERTY CONSULTANTS



TO LET

**Unit 7, Coln Park,
Andoversford Industrial
Estate, Andoversford,
Cheltenham, GL54 4HJ**

Warehouse Unit

**Approximately
2,643 sq ft (245.48 sq m)**

Including Fitted Office Space

Available Immediately

Popular Business Location

Adjacent A40 Trunk Road

Location

Location

The property is situated within the popular Coln Park, forming part of Andoversford Industrial Estate approximately 7 miles to the east of Cheltenham.

Coln Park is an attractive modern development and provides a mixture of trade, logistics, industrial and warehouse units.

The site is adjacent to the main A40 trunk road connecting Cheltenham, Oxford and London. The A436 provides access to Junction 11a of the M5 Motorway approximately 8 miles to the west with Gloucester approximately 15 miles west.

M5 Motorway



8 miles west

Gloucester

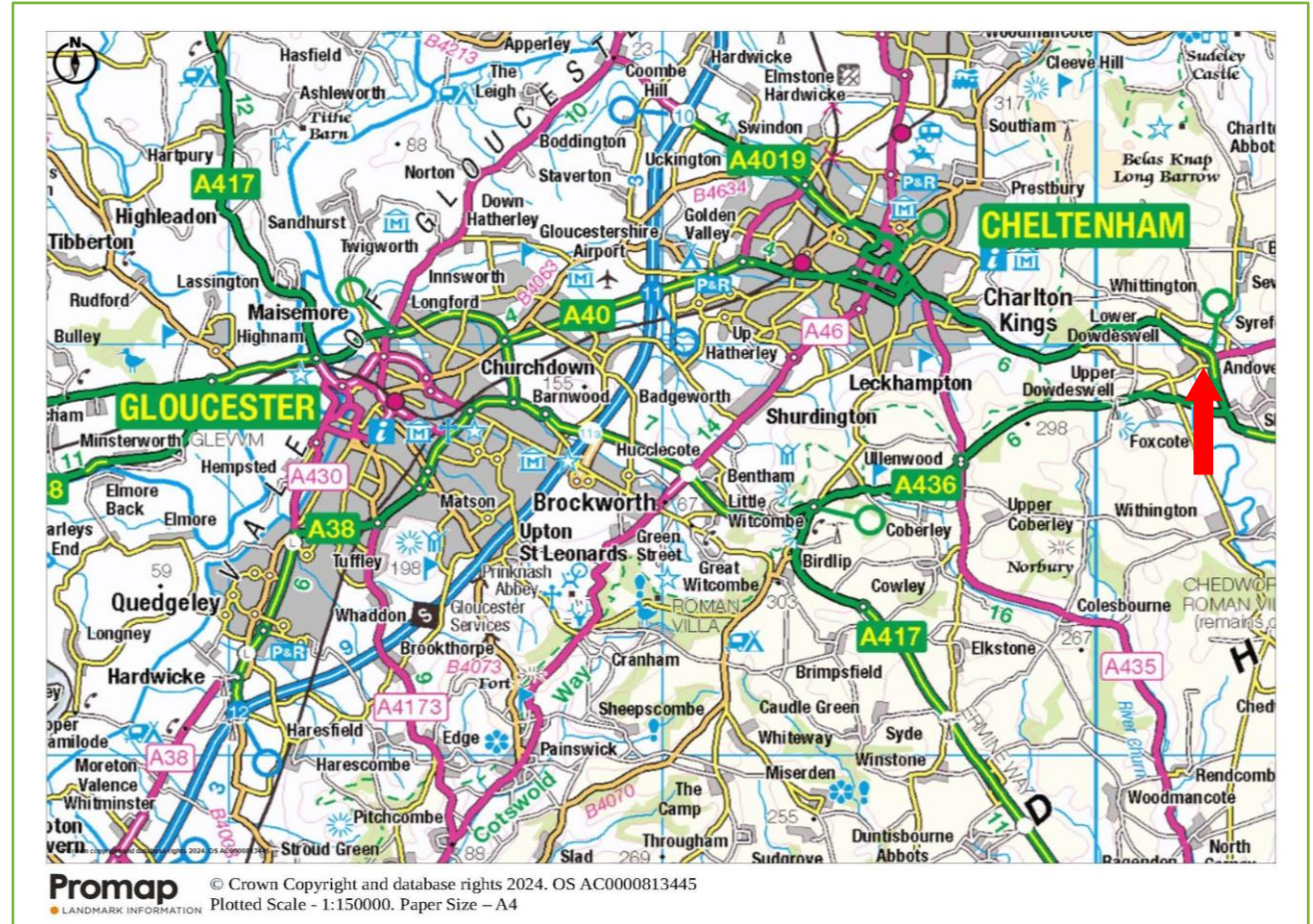


15 miles west

Cheltenham



7 miles west



Accommodation

Description

Unit 7 is of steel portal frame construction with part brickwork and clad elevations, beneath a pitched plastic coated steel sheet insulated roof incorporating translucent light panels. The construction provides an internal height of approximately 5.1 metres at the frame haunch.

Attractive ground and first floor office accommodation is provided, with single WC and kitchenette.

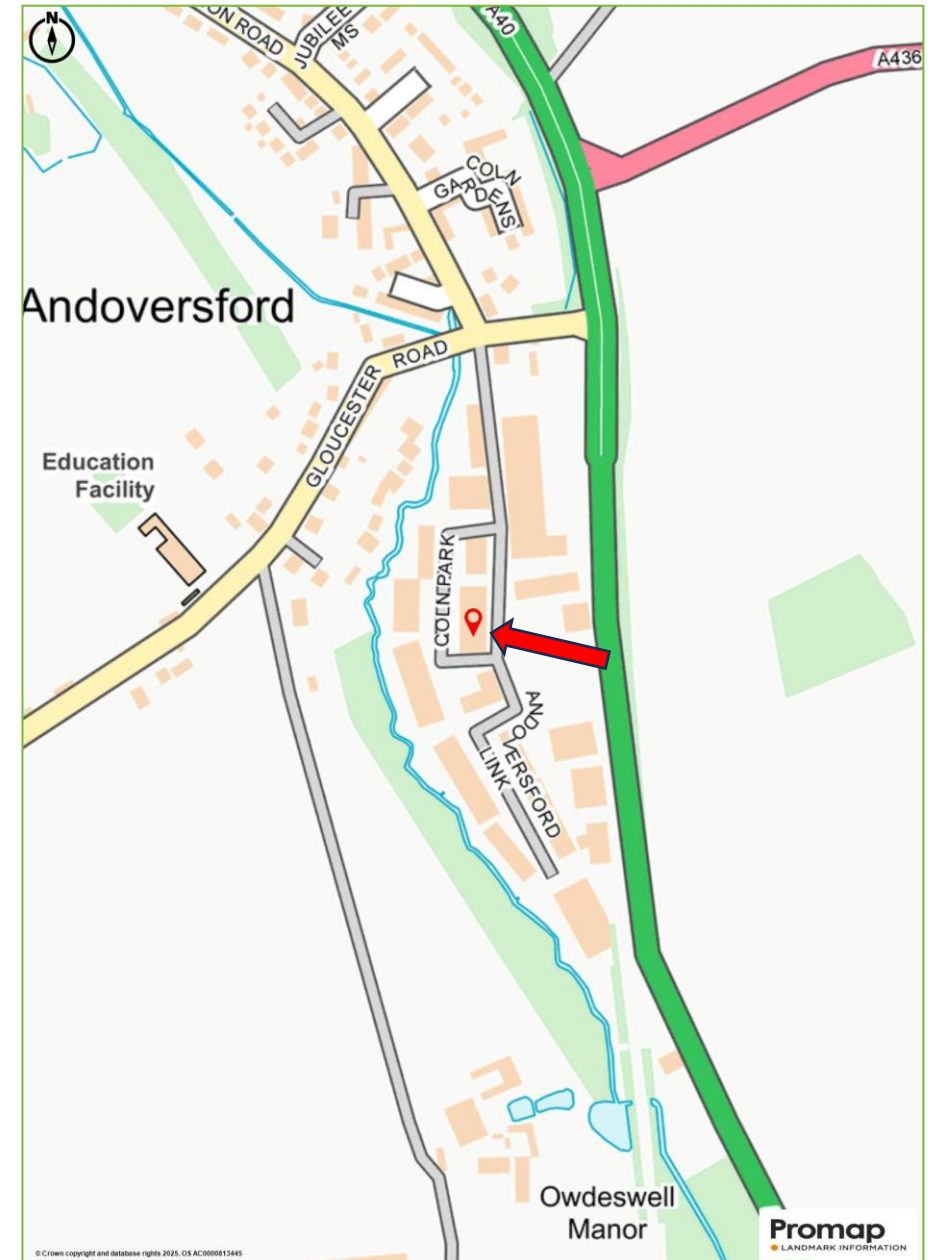
Vehicular access is by way of a sectional overhead loading door. Car parking and loading is provided to the front of the property.

Services

We are advised that electricity, water and drainage 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.

Approximate gross internal areas

Unit 7	Sq ft	Sq m
Warehouse	1,413	131.30
Ground floor office	668	62.02
First floor office	562	52.16
TOTAL	2,643	245.48



Rates | EPC | Terms

Business Rates

The Valuation Office website states that the building has a current rateable value of £16,000.

Interested parties should make their own enquiries to the local billing authority 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

The EPC Rating is D-92 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the

[RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a leasehold basis. Full details available on request.

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.

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 the AML requirements when Heads of Terms are agreed.

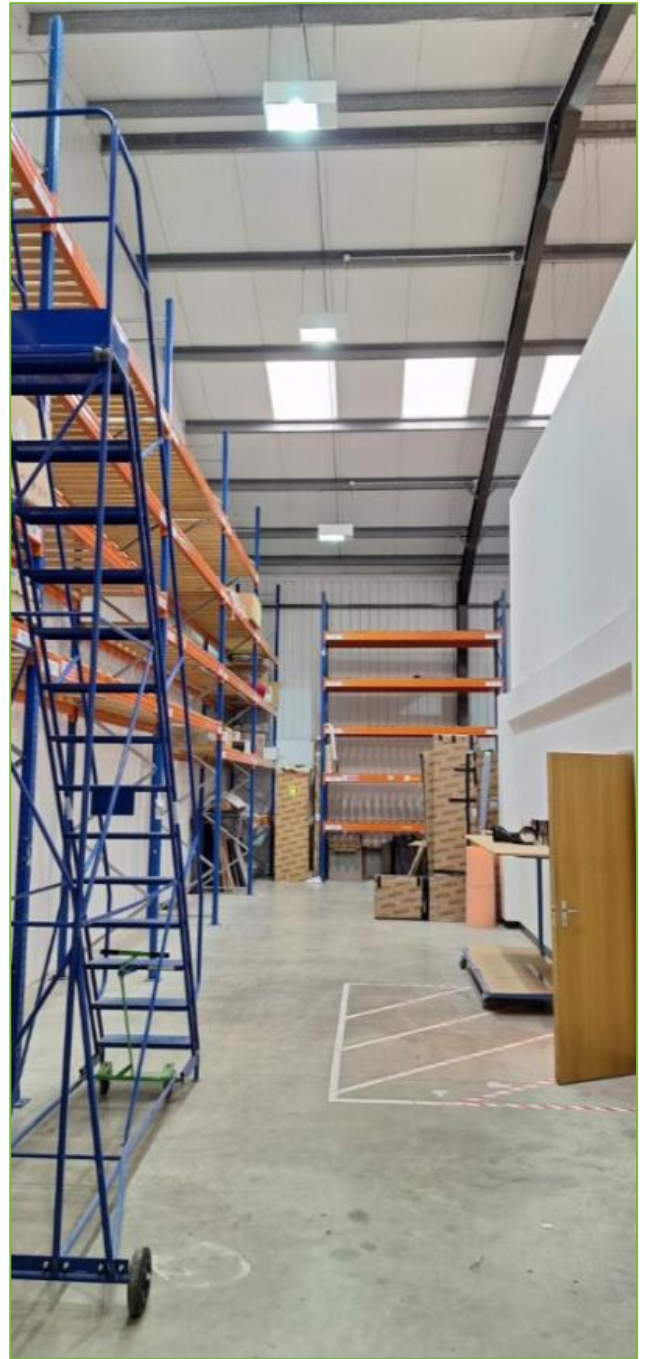
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Viewing Arrangements

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



Alder King Property Consultants

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GLOUCESTER
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www.alderking.com

AK Ref: AJGR/N101558

Date: September 2025

Subject to Contract



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.