



Units at Malmesbury Road, Cheltenham GL51 9PL

- Warehouse/Industrial units with two storey office/staff accommodation
 - Secure, gated site on the established Kingsditch Industrial Estate
 - Within 3 miles of Junction 10 of the M5 motorway

To Let

From

153- 531 sq m

(1,646 - 3,292 sq ft)





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Location

Malmesbury Road is located within the established Kingsditch area of the town approximately 2 miles west of Cheltenham town centre in close

proximity to the town's primary retail parks. Junction 10 of the M5 motorway is approximately 3 miles to the west and junction 11 approximately 3.5 miles to the south.

Other occupiers on Malmesbury Road include Regent RS, CA Honemaster, Apperley Honing, Qing Cables and Susan Molyneux Cosmetics.

what3words

///arts.giant.guards

Description

The properties comprise steel framed, terraced industrial warehouse units underneath pitched roofs which incorporate translucent roof panels at regular intervals. Each unit includes



a UPVC clad section within the front elevation, which incorporates personnel doors and UPVC double glazed windows at ground and first floor levels.

Internally, each unit includes offices at ground and first floor levels to the front with open warehouse accommodation to the rear, three phase power supply, concrete floor, WC facilities and a loading door.

Externally, each unit benefits from loading and parking areas within the secure, fenced and gated site. Some with



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the benefit of outside storage. Refurbishment included full internal redecoration, new floor finishes to office areas and electric roller shutters have also been installed. New low energy LED lighting throughout.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed, incorporating regular upward only rent reviews.

Legal Costs

Each party to be responsible for its own legal costs in connection with the transaction.

Estate Service Charge

A service charge will be levied by the Landlord and recoverable from the Tenant as a contribution towards the upkeep, maintenance and management of the estate and common areas.

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Rates

Rateable Values (from 1 April 2023):

Units 19 & 20 - £24,500

Unit 21 - £22,500

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

VAT

VAT is payable on the rent and/or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Availability / Accommodation

Unit	Size (GIA) approx.			Quoting Rent per annum exclusive (pax)	EPC Ratings
	Ground Floor	First Floor Office	Total		
18	LET				
19	137.4 sq m (1,479 sq ft)	15.5 sq m (167 sq ft)	152.9 sq m (1,646 sq ft)	£18,250	B
20	137.7 sq m (1,482 sq ft)	15.2 sq m (164 sq ft)	152.9 sq m (1,646 sq ft) plus external storage of approx 400 sq ft	£18,750	B
21	199.0 sq m (2,142 sq ft)	26.4 sq m (284 sq ft)	225.4 sq m (2,426 sq ft) plus external storage of approx 273 sq ft	£27,000	B
25	LET				

The units are available individually or combined. Units 18, 19 and 20 are adjacent to one another. Units 19 & 20 are available subject to vacant possession.

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Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Viewing

By prior appointment with the sole agents KBW.



Ref 422181



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