



# Unit 11 Bamfurlong Industrial Park, Staverton, GL51 6SX

- Industrial unit to let, with 6.5 metre eaves height
  - Large yard to the rear with approx 50m depth
- Strategically located between Cheltenham & Gloucester, close to Gloucestershire Airport

*Industrial  
To Let  
with Yard*

*Approx.  
8,114 sq ft  
(753.82 sq m)*



Plan for illustrative purposes only





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## Location

Bamfurlong Industrial Park is located about 3.5 miles west of Cheltenham and 5 miles north east of Gloucester, with access from Bamfurlong Lane via the B4063 (Old Gloucester Road).  
what3words ///loft.scores.staple

## Description

Unit 11 is a refurbished detached unit of steel portal frame construction on a site of approximately 0.67 acres (0.27 hectares). The building benefits from two loading doors at the rear and a separate personnel door at the front of the building. The eaves height is approximately 6.5 metres. The building has a site density of approximately 25% making way for good parking and loading facilities.

## Rent

Rent on Application.

## Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews. Subject to vacant possession.

## EPC

B (44)  
Full report available on request.

## Rates

To be reassessed.

## Legal Fees

Each party to bear its own legal costs incurred in the transaction.

## 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.

## VAT

VAT may be payable on the rent 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.

## Viewing

By prior appointment with the joint sole agents KBW and Knight Frank.

Ref: 522050



## Accommodation

The approximate Gross Internal Areas are as follows:

Ground Floor Warehouse:	7,213 sq ft
First floor offices:	901 sq ft
<b>Total:</b>	<b>8,114 sq ft</b>

Potential lean-to extension providing an additional 1,986 sq ft.

On a site of approx. 0.67 acres (low site density of 28% excluding the rear extension)

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