



To Let

ANDOVERSFORD, CHELTENHAM – UNITS 12 AND 13 COLN PARK INDUSTRIAL ESTATE, GL54 4HJ.



- Modern Industrial/warehouse unit on an established Business Park.
- The accommodation includes a mezzanine floor, kitchen, and WC facilities.
- Total area - 519.42 sq m (5,591 sq ft).
- EPC Rating D.

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT



LOCATION

The property is situated on The Andoversford Industrial Estate, just off the A40 approximately 5 miles east of Cheltenham. The M5 at Junction 11a is approximately 8 miles to the west and Oxford, the A34 and the M40 are all within easy reach along the A40 to the east.

DESCRIPTION

The property comprises an integrated unit all with the following:

- Eaves height of 6.22 m
- Warm air heating in warehouse
- Automated roller shutter door
- Disabled WC and kitchenette
- Generous parking.
- Yard area adjacent to the unit.

ACCOMMODATION

(Approximate Gross Internal area)

Ground Floor

Warehouse/Factory	4243 sq ft	394.18 sq m
Reception, WC, Kitchen	319 sq ft	29.64 sq m

First Floor

Storage	1029 sq ft	95.60 sq m
Total area	5591 sq ft	519.42 sq m

RATES

The entry appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£27,000
Rate in £ 2021/2022:	0.499

Prospective tenants are advised to make their own enquiries of The Cotswold District Council on 01285 643643.

PLANNING

Within Classes E (previously B1) and B8 of the Use Classes Order 1987.

TERMS

The unit is available by way of a sub lease or assignment of the head lease which expires 25th July 2026. The current rent is £40,741.00 pa exclusive which increases annually in line with the Retail Price Index.

SERVICE CHARGE

An Estate Charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

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

EPC

The property has an EPC rating of D-86.

VIEWING

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Or

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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