



**TO LET**





# Unit 720 Jupiter Court

**Modern industrial unit in accessible location midway between Gloucester and Cheltenham. Available on a new lease.**

## Location

The unit is located in Staverton off the Cheltenham Road East in the Jupiter Court development. It is approximately 5 miles west of Cheltenham and 5 miles northeast of Gloucester adjacent to the B4063. Access to the M5 motorway at Junction 11 is approximately 2 miles distant via the B4063 and Golden Valley Bypass.

## Description

Jupiter Court is a modern development of industrial/warehouse units. Unit 720 is mid-terraced and of steel portal frame construction with part metal clad, part brick elevations under a fully clad roof incorporating translucent panels at regular intervals. The accommodation includes the main storage area/workshop, an office and WC. Access to the unit is via a single vehicular loading door and an aluminium double glazed pedestrian door.

The unit has allocated car parking spaces in the communal yard and an area for loading/unloading.

## Accommodation

Approximate gross internal area

112.76 sq m (1,214 sq ft)

## Energy Performance Certificate

The property has an EPC Rating of D-81.

## Planning

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



## Rates

The assessment appearing on the Valuation Office Agency website is £12,500.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered by way of a new lease for a term to be agreed.

## Service Charge

A Charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

## Rent

£15,500 per annum exclusive.

## VAT

The property is elected for VAT.

## Legal Costs

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





# Request a viewing


For further information or to request a viewing, please get in touch

## Key contacts



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