

# Unit 4 Bramery Business Park, Alstone Lane, Cheltenham, GL51 8HE

- Industrial
- Cheltenham
- To Let

**257.67 m2 (2,774 ft2)** 





# **Unit 4 Bramery Business Park**

Warehouse/Factory unit situated on a popular business park with gated entrance.

## Location

The Unit is located on Bramery Business Park which is well located within a mixed commercial and residential area, close to the A40 Gloucester Road, Cheltenham. The town centre is conveniently located half a mile away and junctions 10 and 11 of the M5 lie within 3 miles of the property.

## **Description**

Key features of the Unit include:

- Secured Business Park with sliding gate at entrance
- 4.6m eaves and 6.1m to ridge.
- Motorised roller shutter door 4.5m wide by 4.2m high.
- Sandwich insulation roof panels and skylights.
- · Concrete frame and floor.
- 4 allocated parking bays with 2 additional bays in front of roller shutter and visitors parking.
- Male and female WCs.

Accommodation		
<b>Ground Floor</b>		
Industrial/Warehouse	182.43 m2	1,964 ft2
First Floor		
Office	75.24 m2	810 ft2
<b>Total Gross Internal Area</b>	257.67 m2	2,774 ft2

- First floor open plan offices with air conditioning / heating cassettes, carpeted,
- skylights with separate glazed partitioned meeting room.
- · Kitchenette.

### **EPC**

The property has an EPC Rating of C.

## **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 £17,500.

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 full repairing and insuring 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

£23,500 per annum exclusive.

### **VAT**

The property is elected for VAT.

## **Legal Costs**

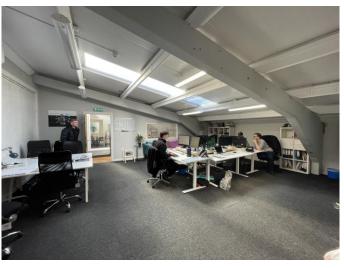
Each party to bear their own legal costs incurred in the transaction.



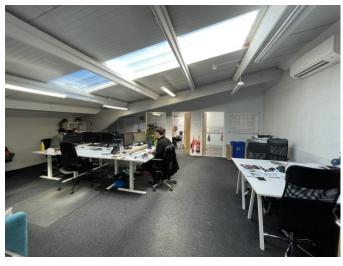


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# Request a viewing

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

## **Key contacts**



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