

**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		
Ground Floor		
Industrial/Warehouse	182.43 m2	1,964 ft2
First Floor		
Office	75.24 m2	810 ft2
Total Gross Internal Area	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.







# Unit 4 Bramery Business Park





# Request a viewing


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

## Key contacts



**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

### **Money Laundering Regulations 2017**

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

