

**Units L6 to L7, The Link Business Park,
Andoversford, Gloucestershire, GL54 4LB**

 Industrial/Warehouse

 Andoversford

 To Let

 311.31 m2 (3,350 ft2)



TO LET



Units L6 to L7 The Link Business Park

Modern industrial/warehouse units on an established Business Park. The units are available either together or individually.

Property	Size m2	Size ft2
Unit L6	125.10	1,346
Unit L7	186.21	2,004
Total	311.31	3,350

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 two units of single bay portal steel frame construction with concrete floors and blockwork walls under a pitched roof covering which also incorporates translucent lighting with a minimum eaves height of some 5.01 metres.

An EPC is being prepared.

Unit L6 is currently divided to provide ground floor offices towards the front of the unit with a workshop to the rear. There is a WC located towards the front of the unit. In general, the unit has LED lighting, air-con and wall mounted three phase electricity supply. Currently the unit has a suspended tiled ceiling throughout however, this can be removed on request.

Unit L7 is internally divided to provide the main industrial warehouse space with a ground floor workshop to the rear. There is a WC located centrally within the warehouse. The unit has a first floor mezzanine which is currently used as ancillary offices and storage space. In general, the industrial warehouse has Cat 2 & LED lighting, air-con and wall mounted three phase electricity supply.

Both units benefit from a single steel section roller shutter door within the front elevation. There is a tarmac and concrete surfaced car parking and loading area to the front of each unit.

Rates

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

Rateable Value: Unit L6/L7 £23,000

The rates will need to be re-assessed if the units are let separately.

Insurance

The tenant will be responsible for refunding the appropriate insurance premium for the units to the Landlord on a quarterly basis.





Units L6 to L7 The Link Business Park

Planning

The properties have been used for light industrial and storage which fall within Classes E and B8 of the Use Classes Order 1987.

Terms

The units are offered as a single lot by way of Assignment or Sub-lease, for a term expiring 31st March 2026 or individually by way of Sub-lease.

The landlord is open to granting a new lease after the existing lease ends via an Agreement to Lease, terms to be agreed.

Rent

Unit L6	£15,000 per annum excl
Unit L7	£17,500 per annum excl
Units L6 & L7	£30,000 per annum excl

The rent is subject to an RPI increase on the 1st April of each year.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

The properties are elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred.





Request a viewing


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

Key contacts



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