





Unit D3 The Staverton Connection

Modern semi-detached industrial unit on a well-placed business park with good access to the M5.

Location

Staverton Connection enjoys a highly accessible position between Cheltenham and Gloucester, situated directly on the B4063. The site lies approximately 5 miles (8 km) west of Cheltenham and 5 miles (8 km) northeast of Gloucester. It benefits from excellent motorway links, with Junction 11 of the M5 just 2 miles (3 km) away via the B4063 and Golden Valley Bypass (A40).

Developed in 2016, the industrial unit occupies a site prominently located on the B4063, offering strong visibility and convenient access to both Cheltenham and Gloucester.

Staverton is an established commercial area and includes Gloucestershire Airport with several established business parks including Staverton Technology Park and Ashville Business Park, with nearby occupiers including Land Rover and Mercedes-Benz dealerships, Messier Dowty, and Spectrum Medical.

Description

The property is of steel frame construction with part brick/part clad elevations under a fully clad roof incorporating translucent panels at regular intervals. In addition, there are aluminium framed double-glazed windows, pedestrian door and an up and over loading door providing access to the main workshop area.

The unit has a rear mezzanine floor and a front office at first floor level with staff facilities beneath. The property benefits from air conditioning, and a 3-phase power supply.

Externally, there are 6 allocated parking spaces.

Accommodation

(Approximate gross internal areas)

Ground Floor	288.82 m2	(3,108 ft2)
Rear Mezzanine	90.39 m2	(972 ft2)
Mezzanine Office	25.95 m2	(279 ft2)
Total	405.16 m2	(4,361 ft2)

Rates

The Rateable Value will need to be re-assessed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E and B8 of the Use Classes Order.

Terms

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

Rent

£40,000 per annum exclusive.

Service Charge

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

VAT

The property is elected for VAT.

EPC

The property has a Rating of B-44, valid until December 2034.

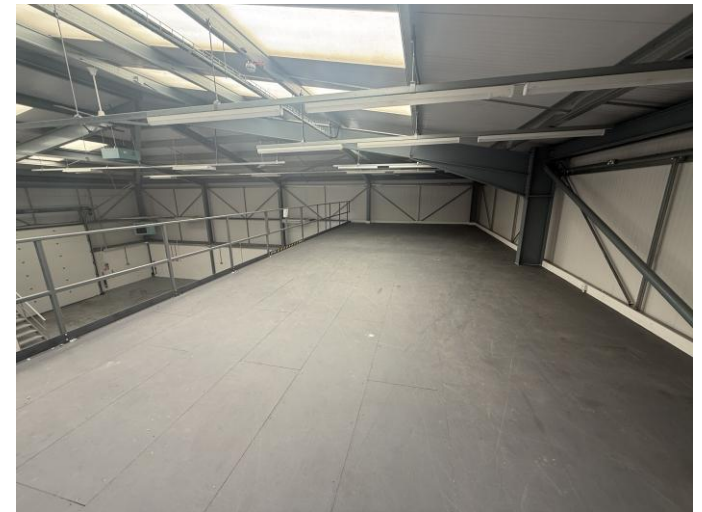
Legal Costs

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





Gallery





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



07737 691453

Ollie Hambling



ollie@ashproperty.co.uk



01452 300433

www.ashproperty.co.uk

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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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