





# Unit 8a Orchard Trading Estate

## Modern Industrial warehouse unit on an established Business Park.

### Location

Toddington is situated in north Gloucestershire approximately 8 miles north-east of Cheltenham, approximately 7 miles south of Evesham and approximately 9 miles east of Tewkesbury. The property is situated on an established industrial estate at the junction of the B4077 and the B4078 approximately one mile west of the village. Access to the national motorway network is available via Junction 9 of the M5 motorway which is approximately 7½ miles to the west. The property is located adjacent to the estate entrance.

### Description

The property comprises a modern end-terrace light industrial warehouse unit, constructed with a steel portal frame and benefiting from a concrete floor. The elevations feature cavity brickwork and profiled insulated sheet cladding, beneath a profile insulated steel sheet roof incorporating translucent light panels. The workshop area is further enhanced by LED lighting.

Access is by way of an aluminium framed pedestrian entrance door and steel roller loading door. The unit has aluminium framed double-glazed windows on the front elevation at ground and first floor level.

The ground floor comprises an open-plan industrial warehouse with a minimum eaves height of 5.75 m, together with an ancillary workshop, staff room/kitchen, 2 WCs and an entrance lobby. Stairs from the lobby lead to the first floor, where there are two open-plan offices and a meeting room.

The offices feature laminate or carpet floor coverings, painted walls, a suspended tiled ceiling with integral LED lighting or a painted ceiling with integral spot lighting, cassette air-conditioning units supplemented by electric panel radiators, and three-compartment wall and underfloor trunking. The unit is fitted with an intruder alarm system.

Externally, there is parking for six vehicles along with a concrete-surfaced loading area.

### Accommodation

(Approximate Gross internal area)

Ground Floor	449.21 m2	(4,835 ft2)
First Floor	141.07 m2	(1,518 ft2)
<b>Total</b>	<b>590.28 m2</b>	<b>(6,353 ft2)</b>

### Planning

Within Classes E, B2 and B8 of the Use Classes Order 1987.

### Rates

The Rateable Value appearing on the Valuation Office Agency website is £27,750. 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. A service charge is levied by the Estate Landlord.

### Rent

£42,500 per annum exclusive.

### EPC

The property has an EPC Rating of D-76.

### 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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