

**Unit L10 Andoversford Link, Andoversford,  
Cheltenham, GL54 4LB**

 Industrial/Warehouse

 Andoversford

 To Let

 334.44 m2 (3,600 ft2)





# Unit L10 Andoversford Link

**Modern industrial/warehouse unit on an established Business Park with potential for a variety of uses.**

## 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 is a high quality light industrial unit of steel portal frame construction and part clad, part brick elevations under a fully clad roof incorporating translucent panels at regular intervals.

The accommodation includes a reception office and workshop/warehouse on the ground floor with offices on the first floor. Access is provided by an electronically operated loading door or pedestrian entrance. WC facilities and a kitchen are provided.

The property benefits from a high-speed broadband connection, double glazed windows, 3 phase electricity and good parking allocation.

There is a tarmacadam and concrete surfaced car parking and loading area to the front of the unit.

## Accommodation

(Approximate gross internal area)

Ground Floor	175.76 m2	(1,892 ft2)
First Floor	158.68 m2	(1,708 ft2)
<b>Total</b>	<b>334.44 m2</b>	<b>(3,500 ft2)</b>

## Rates

The property will need to be reassessed for rating purposes. Prospective occupiers are advised to make their own enquires with The Cotswold District Council (01285 643643), and to establish any transitional relief that may be applicable.

## Planning

Within Classes E (previously B1) and B8 of the Use Classes Order 1987.

## Terms

The unit is available by way of a new lease for a term to be agreed.

## Rent

£42,750 per annum.

## Service Charge

An Estate Charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

## VAT

The property is elected for VAT.

## EPC

The property had a Rating of D-73. The EPC has expired, and a new one is being prepared.

## Legal Costs

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







# Unit L10 Andoversford Link





# Request a viewing

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

## Key contacts

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