

# 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)

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

#### **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**











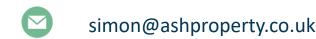




For further information or to request a viewing, please get in touch

# **Key contacts**

# Simon McKeag BSc (Hons) MRICS





# 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 GLI 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 & Co CS LLP 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 & Co and accordingly, we recommend you obtain advice from a specialist source.



