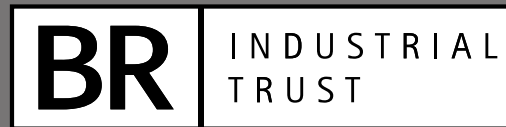


cheltenham trade park

ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



Trade Counter and Industrial Units

- Established trade park
- Generous eaves heights
- Dedicated parking
- Refurbished units
- Easy access from town centre & M5
- Range of sizes available



CHELTENHAM

cheltenham trade park

ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ

BR

INDUSTRIAL
TRUST

CANMOOR



Cheltenham Trade Park industrial /trade units are of steel portal frame construction with brick and profiled steel clad elevations under profiled steel clad roofs with integrated roof lights. Typically the units benefit from an up and over loading door and dedicated yard area to the front, with generous car parking. Internally, the units provide a range of eaves heights of between 5.80m and 6.40m and benefit from ground and/or first floor offices, which incorporate suspended ceilings with heating and lighting.

CHELTENHAM

cheltenham trade park

ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ

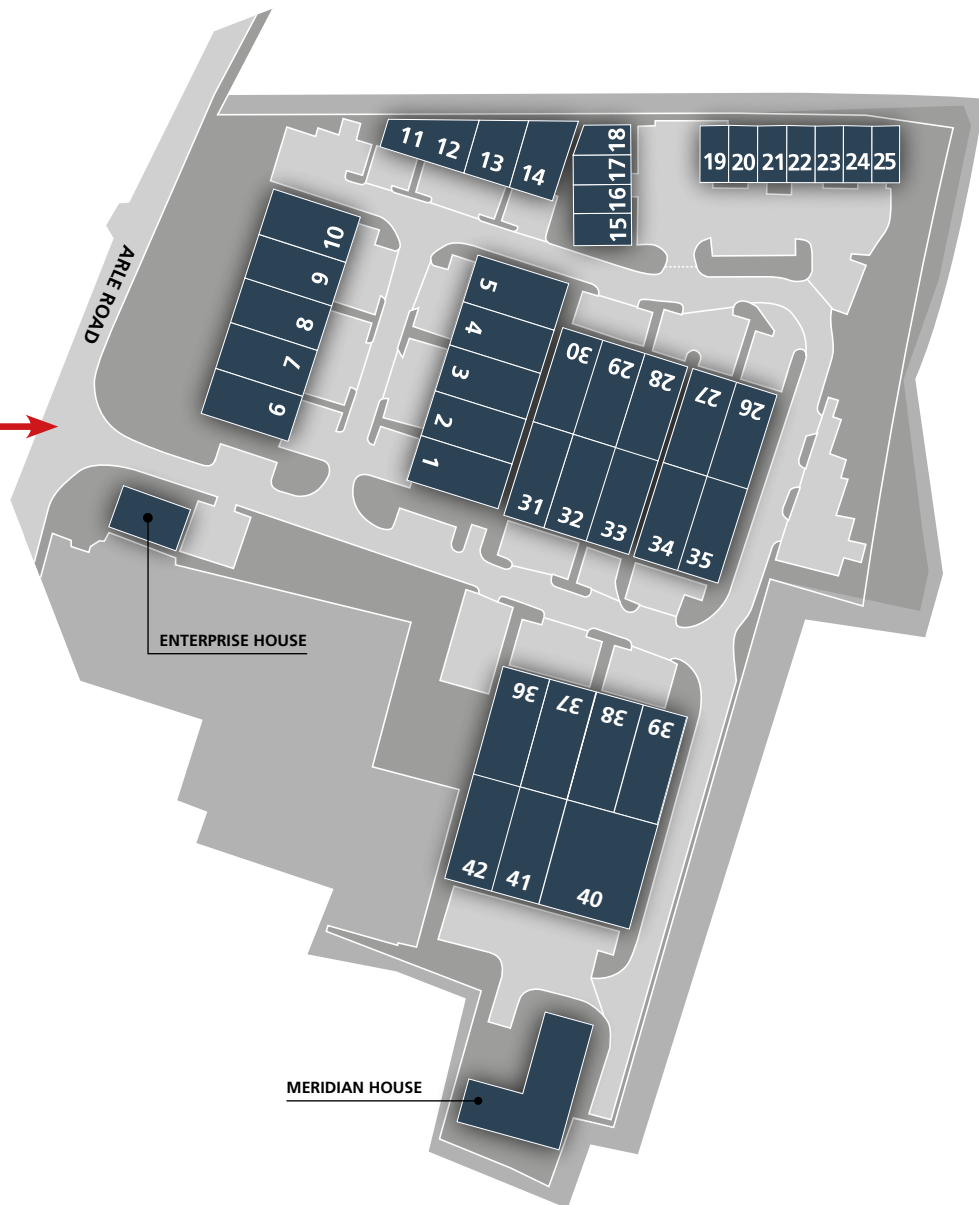
BR

INDUSTRIAL
TRUST

CANMOOR

SITE PLAN

**MAIN
ENTRANCE**



cheltenham trade park

ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ

BR

INDUSTRIAL
TRUST

CANMOOR

LOCATION

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile.

SAT NAV
GL51 8LZ



COMMUNICATIONS

Cheltenham Town Centre	1 mile
Cheltenham Station	1.3 miles
M5 - Junction 10 and 11	3 miles
Gloucester	9 miles
Bristol	40 miles
Birmingham	45 miles

EPC

EPC ratings are available upon request.

FURTHER INFORMATION

For further information, to discuss your requirements or to arrange viewings, please contact the letting agents:

TERMS

Units are available by way of new leases on full repairing and insuring terms for durations to be agreed. Tenants will be liable for the payment of an estate service charge and property insurance contributions to the Landlord.



Tessa Newton
01452 880176
tessa.newton@brutonknowles.co.uk

Robert Smith
01452 880143
robert.smith@brutonknowles.co.uk



John Tunnicliffe
01242 576276
john.tunnicliffe@johnryde.co.uk