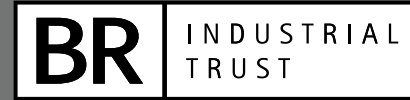


# units 3&4

CHELTENHAM TRADE PARK ■ ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



## Refurbished Trade Counter/Industrial Units 3,727 – 7,459 sq ft (346.2 – 346.7 sq m) **TO LET**

- Established trade park
- Strong trade occupier line up
- Generous loading aprons
- 8 dedicated parking spaces
- 6.1m eaves heights
- Fully fitted ground and first floor office accommodation
- WC facilities
- Can be taken individually or as a whole
- Easy access from town centre & M5

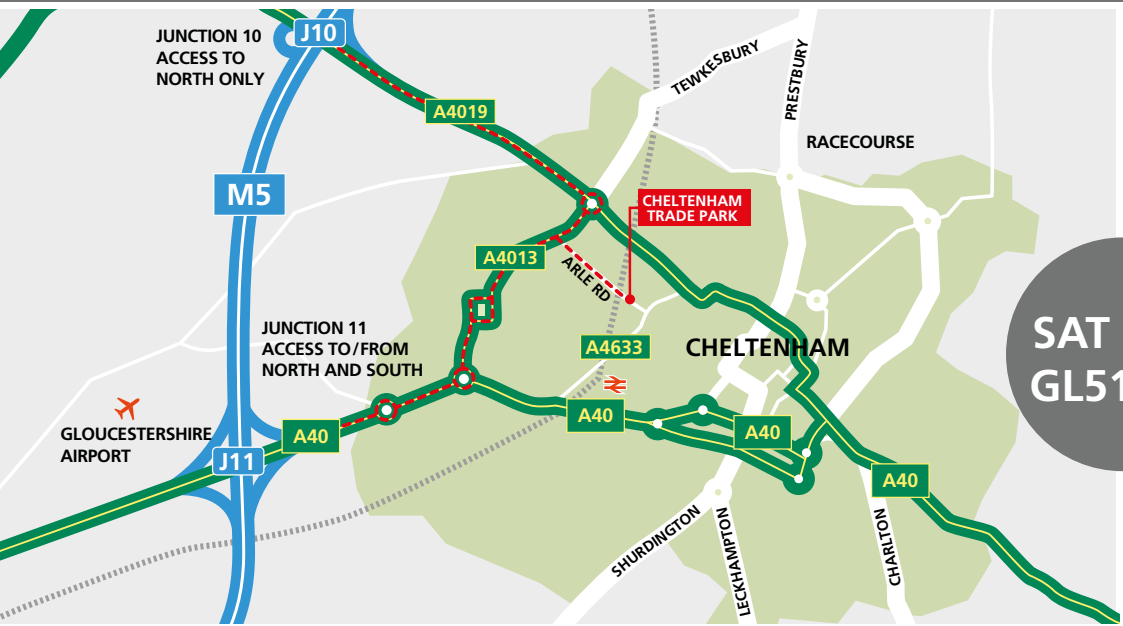
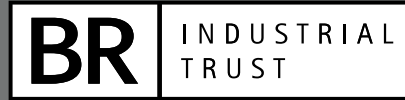
Occupiers include:



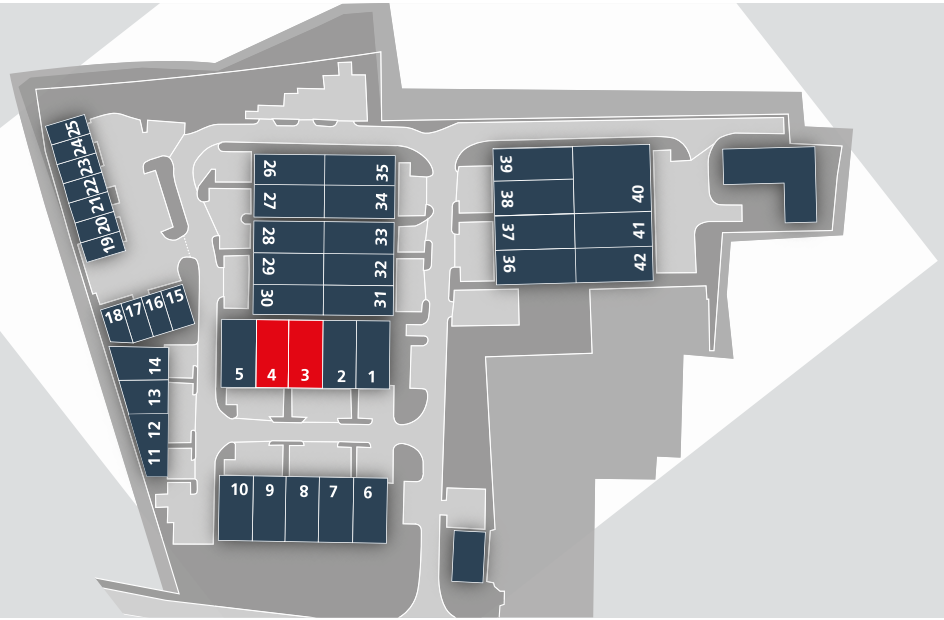
# CHELTENHAM

# units 3&4

CHELTENHAM TRADE PARK ■ ARLE ROAD ■ CHELTENHAM ■ GL51 8LZ



**SAT NAV  
GL51 8LZ**



| Unit 3       | sq ft        | Unit 4       | sq ft        |
|--------------|--------------|--------------|--------------|
| Warehouse    | 2,775        | Warehouse    | 2,780        |
| GF Office    | 504          | GF Office    | 504          |
| FF Office    | 448          | FF Office    | 448          |
| <b>Total</b> | <b>3,727</b> | <b>Total</b> | <b>3,732</b> |

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis.

## BUSINESS RATES

The unit is listed in the Valuation List 2017 as 'Warehouse and Premises' with a rateable value of £36,250.

**EPC**  
D89.

## RENT

Rent on application.

## LEGAL COSTS

Both parties are responsible for their own legals costs incurred.

## TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed.

## FURTHER INFORMATION

For more information and a full proposal, please contact:

**Josh Gunn**  
josh.gunn@realestate.bnpparibas  
0117 456 4512

**Rupert Elphick**  
rupert.elphick@realestate.bnpparibas  
0117 456 4502

**Robert Smith**  
robert.smith@brutonknowles.co.uk  
0145 288 0143