



commercial property consultants

FOR SALE/TO LET

CHOSEN VIEW ROAD, KINGSDITCH TRADING
ESTATE, CHELTENHAM, GLOUCESTERSHIRE GL51 9LT



**1048.58 M² (11,286 FT²)
DETACHED INDUSTRIAL UNIT WITH TWO STOREY OFFICES
BUSY TRADE LOCATION**

CONTACT RALPH WELLS 07957 739 858

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LOCATION

Chosen View Road is on the Kingsditch Trading Estate. The Trading estate is the largest industrial estate in Cheltenham, conveniently located within 3 miles of both junctions 10 and 11 of the M5.

The property is on Chosen View Road and can be easily accessed off Swindon Road, other occupiers include Buildbase, County Building Supplies & ATS Euromaster Ltd.

DESCRIPTION

The Unit is made up of an office block. There is a lower eave height workshop to the rear of the office building.

The Warehouse space is a modern portal frame build with a roller shutter door on the front elevation.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

G. Floor Office inc WC's	97.61 m ²	1,050 ft ²
F. Floor Offices inc WC's	74.69 m ²	803 ft ²

Workshops (Lower Height) Inc Stores & Boiler Room	239.60 m ²	2,579 ft ²
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Warehouse	636.68 m ²	6,853 ft ²
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Total	1048.58 m²	11,286 ft²
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PURCHASE/LEASE

The property is available to purchase on new lease terms. The Sale price is £650,000 plus VAT and Rent is POA.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

FOR FURTHER INFORMATION

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