

Units 6,7 and 8 Coln Park Industrial Estate Andoversford Cheltenham GL54 4HJ



To Let

**Industrial or Warehouse with offices and mezzanine
storage**

From 2076 sq ft (192.86 sq m) to 7392 sq ft (686.73 sq m)

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 comprises three integrated units with the following key features :

- Eaves height 6.30m rising to 8.79m at the ridge
- Warm air heating in warehouse
- Automated Roller shutter doors
- Disabled WC and kitchenettes
- Racking in situ if required
- Generous parking

Accommodation

The approximate gross internal areas are as follows :-

Unit 6	Sq ft	Sq m
<u>Ground Floor</u>		
Warehouse / Factory, WC	2076	192.86
Unit 7		
<u>Ground Floor</u>		
Warehouse / Factory	1375	127.70
WC Kitchenette, Office	674	62.62
<u>First Floor</u>		
Offices	568	52.80
Unit 8		
<u>Ground Floor</u>		
Warehouse / Factory, WC, Kitchenette	2040	189.54
<u>Mezzanine</u>		
storage	659	61.21
Total area	7392 sq ft	686.73 sq m

Terms

The units are available by way of sub leases or assignment of the head lease which expires 4th September 2029. The current rental is available on request.

Rates

We understand the premises have a rateable value of £36250.00. Should part be sub leased, the premises will require revaluation. Prospective tenants are advised to make their own enquiries of The Cotswold District Council on 01285 643643.

Legal Costs

Each party to pay their own legal and agents costs.

VAT

All figures are exclusive of VAT

Viewing

By prior appointment with the sole agent Simon Noyes Lewis on 07847 368721 or snl@noyeslewis.com