



Unit 11 Bamfurlong Industrial Park, Staverton, GL51 6SX

- Industrial unit to let, with 6.5 metre eaves height
- Large yard to the rear with approx 50m depth
- Strategically located between Cheltenham & Gloucester, close to Gloucestershire Airport

*Industrial
To Let
with Yard*

*7,967 sq ft
(740 sq m)*





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Location

Bamfurlong Industrial Park is located about 3.5 miles west of Cheltenham and 5 miles north east of Gloucester, with access from Bamfurlong Lane via the B4063 (Old Gloucester Road).

Description

Unit 11 is newly refurbished detached unit of steel portal frame construction on a site of approximately 0.67 acres (0.27 hectares). The building benefits from two loading doors at the rear and a separate personnel door at the front of the building. The eaves height is approximately 6.5 metres. The building has a site density of approximately 25% making way for good parking and loading facilities.

Anticipated completion date Q3 2021.



Recently completed unit on the same estate to show the anticipated specification - Units 2, 2A, 3

Rent

Rent on Application.

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rates

To be reassessed.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Legal Fees

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

EPC

To be reassessed.

Viewing

By prior appointment with the joint sole agents KBW and Knight Frank.

Accommodation

The approximate Gross Internal Areas are as follows:

Ground Floor:	7,244 Sq ft (673 sq m)
First Floor Offices:	723 Sq ft (67 sq m)
Total:	7,967 Sq ft (740 sq m)
Site Area:	29,159 sq ft (0.67 acres)

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