

## Unit 6

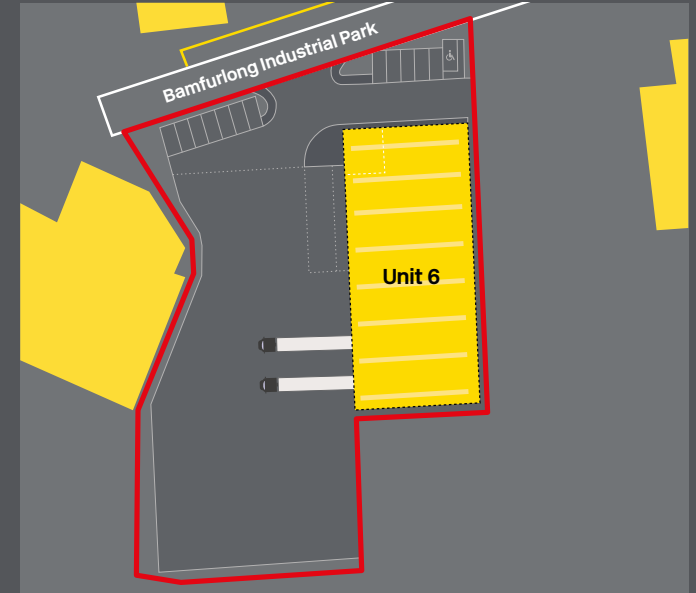
# Bamfurlong Industrial Park.

Staverton, Cheltenham, GL51 6SX

**INDUSTRIAL / DISTRIBUTION UNIT TO LET WITH LARGE YARD**  
**10,172 sq ft (945 sq m) approx.**



- Two electric level access loading doors
- 8m eaves height
- Extensive secure yard and low site density of 25%
- Strategically located between Cheltenham & Gloucester
- Close to Gloucestershire Airport



### Accommodation (GIA)

Ground Floor	9,634 sq ft (895 sq m)
First Floor Offices	538 sq ft (50 sq m)
<b>Total</b>	<b>10,172 sq ft (945 sq m)</b>
Site Area	0.91 acres (39,891 sq ft)

### Description

Unit 6 is a high specification detached unit of steel portal frame construction situated on a site of just under an acre. The building benefits from two electric level access loading doors and a separate entrance to the office accommodation. The minimum internal eaves height is approximately 8 metres.

The building has a low site density of approximately 25% making for an extended yard and ample parking.

The property is subject to a comprehensive works programme.

### 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).

### Rates

Rateable Value: £38,750

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Tewkesbury Borough Council) to verify the current rates payable.

### Due Diligence

Any interested party will be required to provide the agents with company information to comply with anti money laundering legislation.

### Legal Fees

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

### VAT

VAT may be payable on any transaction at the prevailing rate.

### Terms

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

### Further Information & Viewing

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

### EPC

The unit is to be reassessed following the comprehensive works programme.

### Rent

Rent on Application.



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