

www.cheltenhamtradepark.co.uk

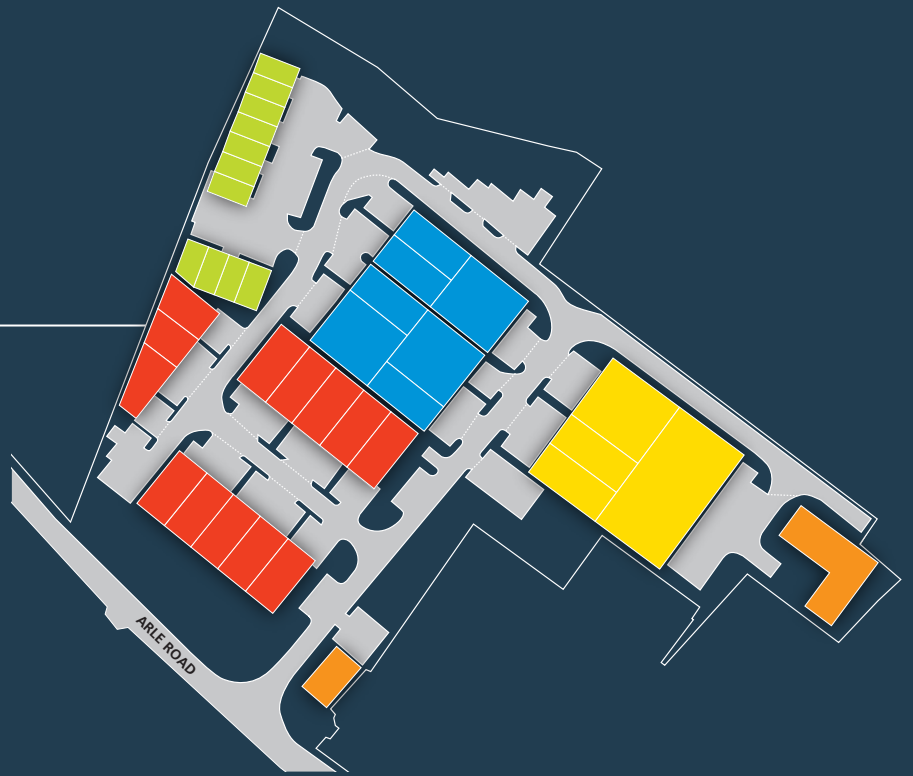
CHELTENHAM
TRADE PARK





Site Plan

- UNITS 1 - 14
- UNITS 15 - 25
- UNITS 26 - 35
- UNITS 36 - 42
- OFFICES



Location

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately $\frac{3}{4}$ mile.

The Trade Park

Cheltenham Trade Park provides a total of forty two units, plus two office buildings, constructed in various phases in the 1980s and 1990s. Common parking is provided at various points within the Trade Park, and is available for use by all occupiers.

Typical Unit

A typical unit provides clear open trade counter/industrial space, with an eaves height of 6.00 m (19' 8"), up and over loading door, and dedicated parking/loading area to the front. Typically there is ground and/or first floor offices, together with the usual amenities.

For specific information on currently available units, see enclosed availability list.



Sizes available

Cheltenham Trade Park provides units ranging in size from approximately 1,000 sq ft (93 sq m) to 7,500 sq ft (697 sq m). Larger requirements can potentially be accommodated by combining units.

The two office buildings provide opportunities for refurbished offices between 1,800 sq ft (167 sq m) and 12,400 sq ft (1,152 sq m).

Lease Terms & Rent

Units are available by way of new leases on full repairing and insuring terms for durations to be agreed. Tenants will be liable for the payment of an estate service charge and property insurance contributions to the Landlord. Guide rent on application.

Current Occupiers

Current occupiers of the Trade Park include the following:

- Plumbase
- Plumbstop
- Denmans Electrical Wholesalers
- City Plumbing Supplies
- Service Point UK
- Electric Center

PLUMBASE

PLUMBING • HEATING • BATHROOMS • BOILER SPARES



Service Point



PLUMBSTOP

ELECTRIC CENTER

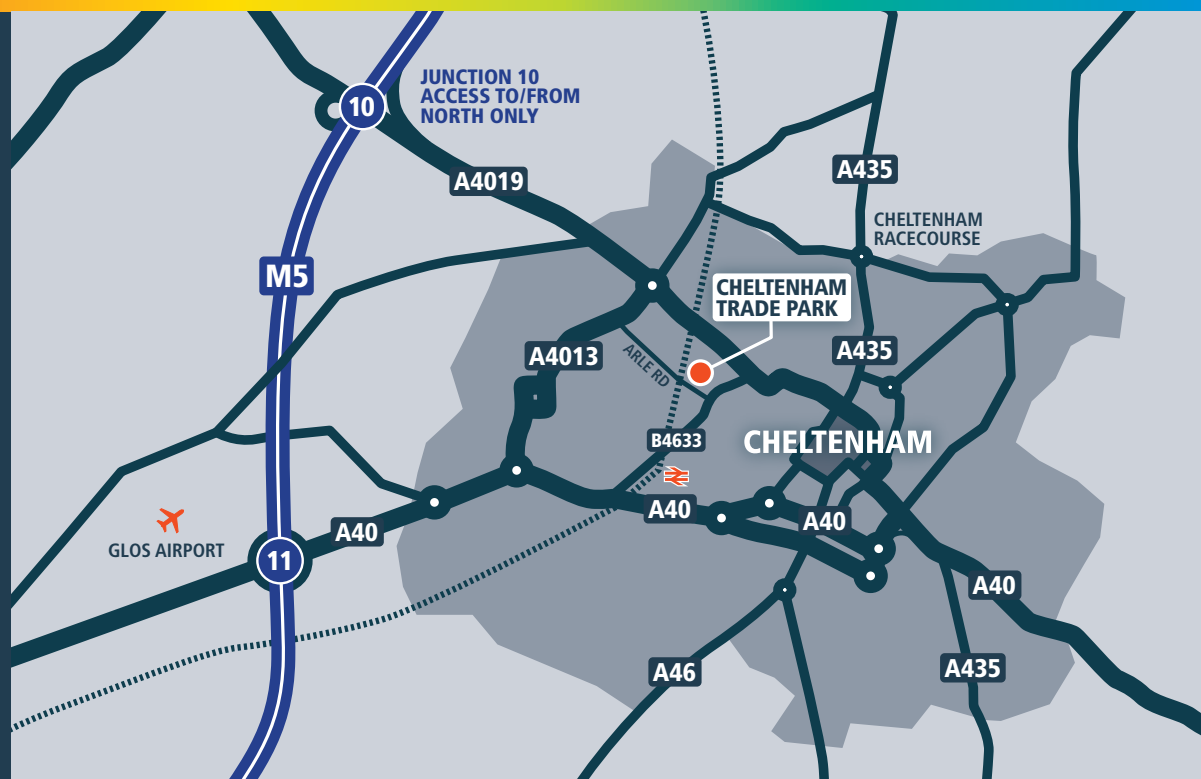
Denmans
Electrical Wholesalers Ltd

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CHEL TENHAM
TRADE PARK



Further Information

For further information, to discuss your requirements
or to arrange viewings, please contact the sole letting agent: -

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14 Royal Crescent
Cheltenham
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Tel: 01242 576276
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