

UNITS TO LET

2,385 - 13,685 ft²



PROMINENT
LOCATION



REFURBISHED
UNITS



ESTABLISHED
TRADE LOCATION



2 MILES FROM
THE M5



www.ipif.com/kingsditch

INDUSTRIAL / TRADE / RETAIL UNITS TO LET

KINGSDITCH TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY



UNITS P1, P3 & P4

DESCRIPTION

The P terrace units comprise a parade of four retail / trade units with semi-glazed frontages, occupying a highly prominent position fronting directly onto Kingsditch Lane.

Vehicular parking is provided to the front and side elevations, with pedestrian access to the front elevations. Vehicular loading is provided to the rear of the units, accessed from Huntscot Road, via a shared loading yard.

KEY FEATURES

- 4m eaves height / 5.5m ridge height
- Loading via level access doors to the rear
- Semi-glazed frontage and pedestrian entrances
- Three phase power
- Available individually or combined

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT P1	662	7,126
UNIT P3	579	6,230
UNIT P4	693	7,455

Units P3 and P4 could be combined to provide an overall footprint of 13,685 ft².



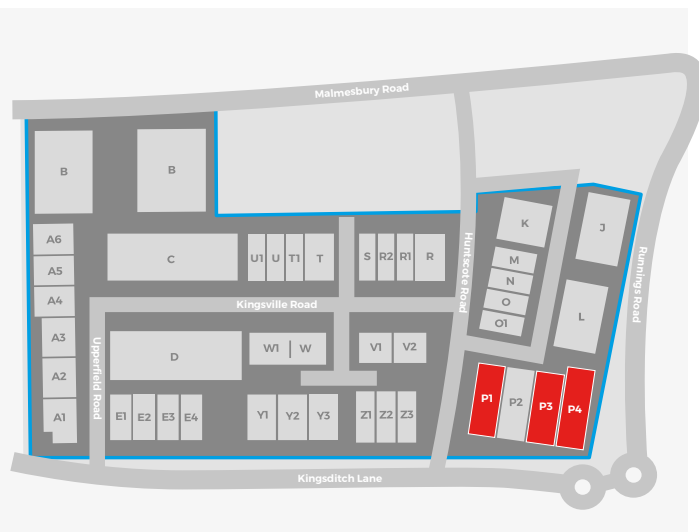
UNIT P1



UNIT P3



UNIT P3



UNIT P3

UNITS R, T1 & U

DESCRIPTION

Units U and T1 comprise mid terraced units under a pitched roof with WC / amenity accommodation to the front and open plan warehouse to the rear. Vehicular access is provided via a level access loading door to the rear elevation of each unit.

Unit R occupies a prominent position at the junction of Kingsville Road and Huntscote Road. The unit is configured to provide office / amenity accommodation to the front of the unit, with warehouse to the rear. Loading is via a single level access loading door to the side elevation. The unit benefits from generous parking / circulation to the side and rear elevations.

KEY FEATURES

- 4m eaves height / 6m ridge height
- Level access loading
- Three phase power
- Car parking to the side and rear (Unit R)

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT R	463	4,985
UNIT T1	223	2,401
UNIT U	222	2,385



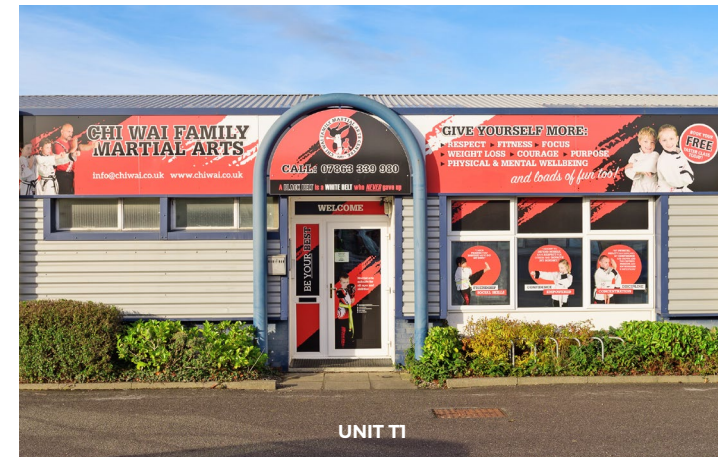
UNIT R



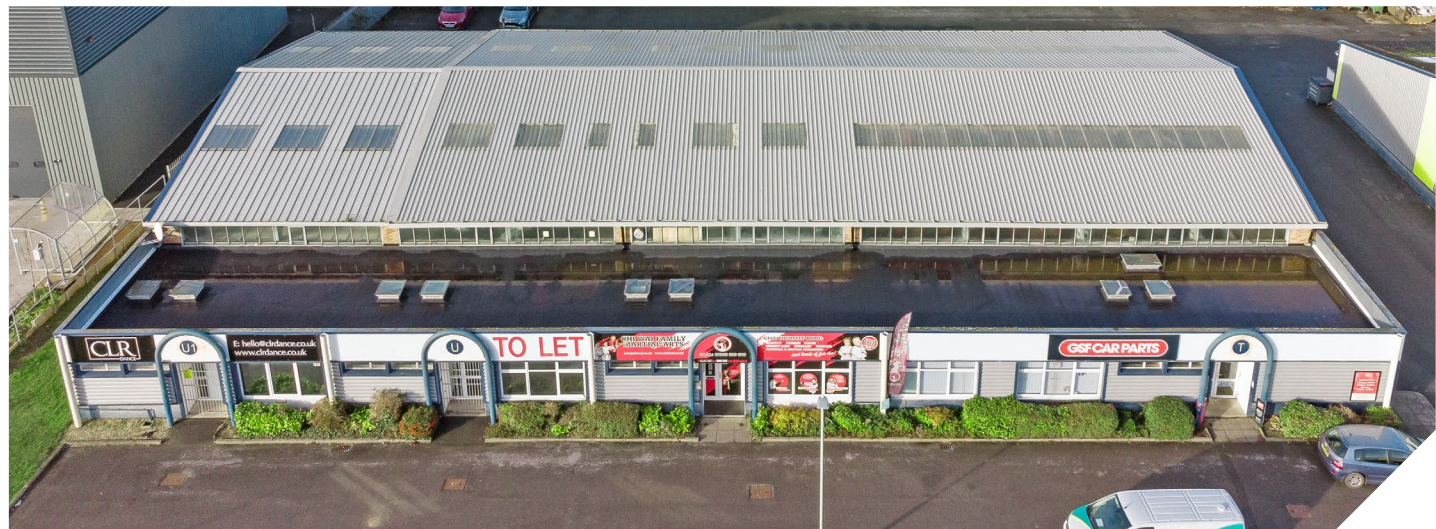
UNIT R

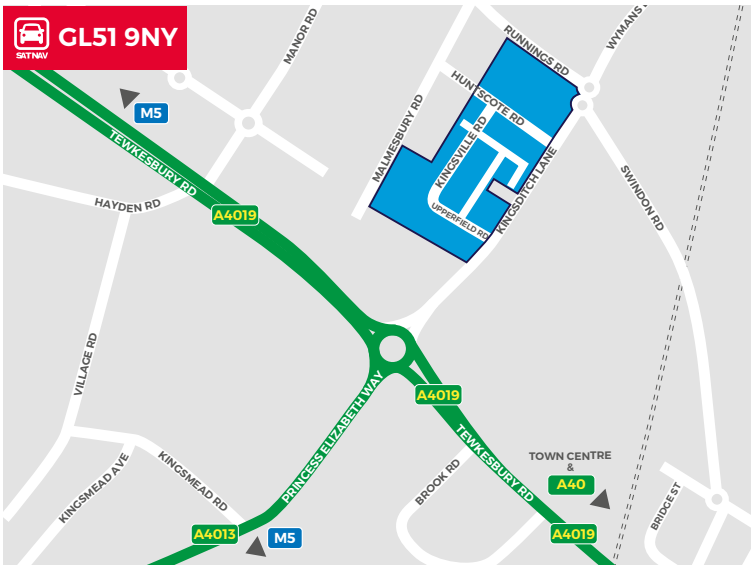


UNIT U & T1



UNIT T1





LOCATION

Kingsditch Trade Park is on Kingsditch Lane, a major thoroughfare approximately 2 miles west of Cheltenham town centre and 2 miles from the M5 motorway. This is a thriving retail and trade counter estate.

BUSINESS RATES

Rateable values on application.

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the Landlord

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