

PHASE 2

3,506 - 15,366 ft²

(325 - 1,427 m²)



PV SOLAR
ROOF PANELS



PHASE 2
COMPLETE



PHASE 3
PRE-LET



NEW INDUSTRIAL WAREHOUSE UNITS
AVAILABLE NOW

www.ipif.com/kingsditch

KINGSDITCH TRADE PARK
UPPERFIELD ROAD, CHELTENHAM, GL51 9NY

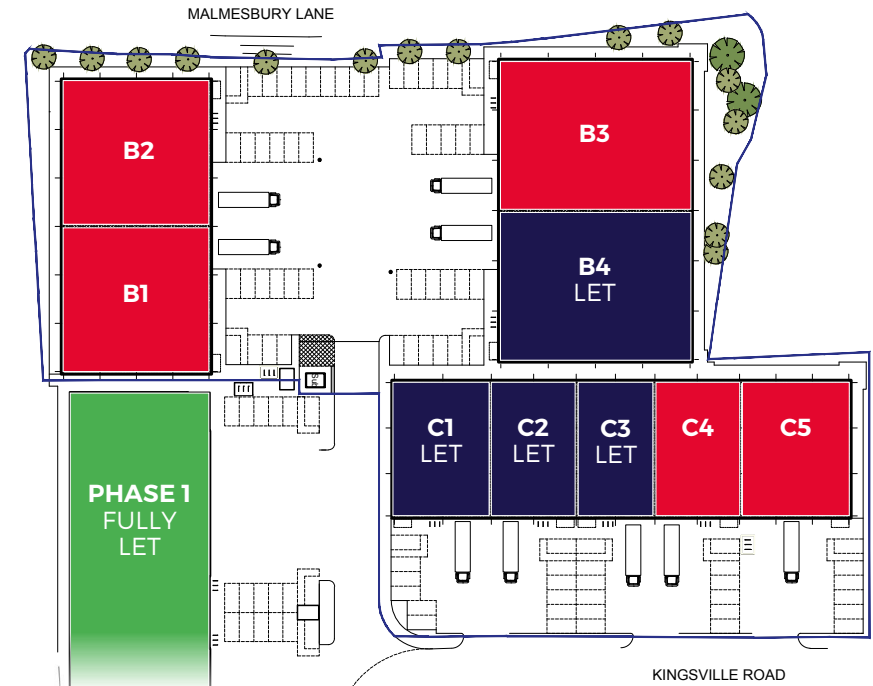
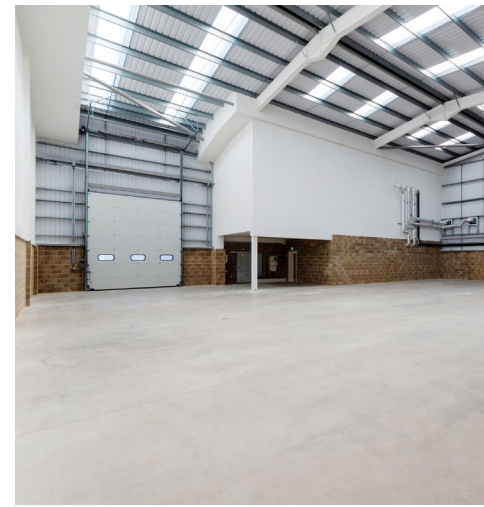
IPIF
TRADE

KINGSDITCH TRADE PARK

PHASE 2 - LAST 5 UNITS REMAINING

*Measured on the basis of GEA.

UNIT	AREA	M ²	FT ²	UNIT	AREA	M ²	FT ²
B1	Ground Floor	607.64	6,541	C1		LET	
	First Floor	106.14	1,142				
	TOTAL	713.78	7,683				
B2	Ground Floor	607.64	6,541	C2		LET	
	First Floor	106.14	1,142				
	TOTAL	713.78	7,683				
B3	Ground Floor	789.06	8,493	C3		LET	
	First Floor	106.98	1,152				
	TOTAL	896.04	9,645				
B4				C4	TOTAL	325	3,506
		LET			C5	TOTAL	337



RECENT LETTINGS
AT KINGSDITCH





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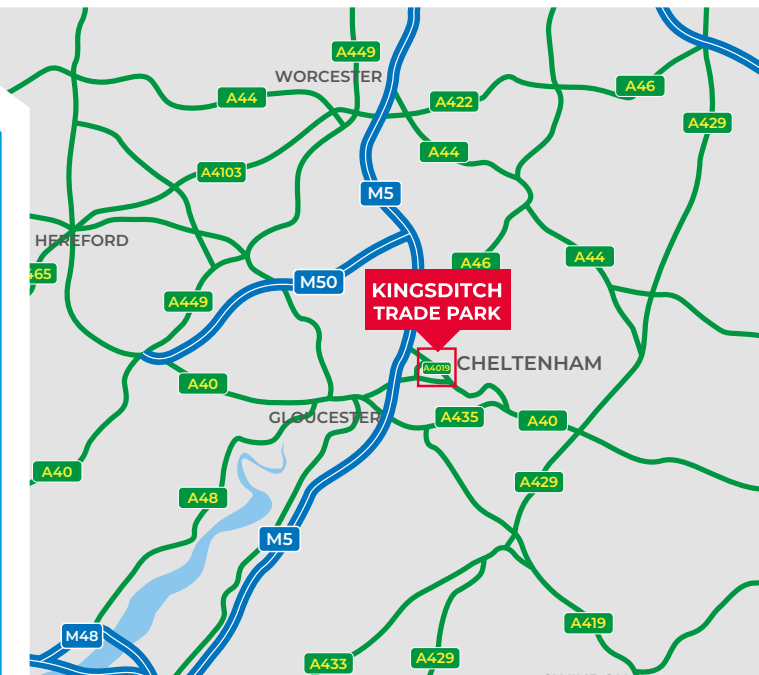


LOCATION

This exciting new development is located in Cheltenham's prime commercial and trade destination and comes as the 2nd phase of a highly successful initial development completed in 2019. New lettings on the estate include Eurocell, Easy Bathrooms, Bathwick Tyres, Halo Accident Repairs Centres, Ginger Fox and Clifton Trade Bathrooms.

SPECIFICATION

- PV solar roof panels
- Level loading doors
- Eaves height - B1-3: 8.6m, C4-5: 7.1m
- Separate pedestrian entrance
- 3 phase electricity
- Units B1-B3: 40 kN per m² floor loading
- Units C4-C5: 35 kN per m² floor loading
- Loading and parking to the front
- First floor office in Unit B1-B3
- Ducting provision in place for EV charging points



LEASE TERMS

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

BUSINESS RATES

New assessments will be provided by the Valuation Office Agency on completion of the development.

SERVICE CHARGE

A service charge will be 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.

EPCs

Available on request.

VIEWING

Strictly by prior arrangement with the joint agents.



On behalf of the Landlord

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