

# UNITS TO LET

## 7,683 - 15,366 ft<sup>2</sup>



PV SOLAR  
ROOF PANELS



BRAND NEW  
UNITS



EPC RATING  
B



8.6 M EAVES  
HEIGHT



KINGSDITCH SOUTH

KINGSDITCH NORTH

INDUSTRIAL / TRADE / RETAIL UNITS TO LET

**KINGSDITCH SOUTH**

**KINGSDITCH** TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY

**IPIF**  
**TRADE**



# KINGSDITCH TRADE PARK

## KINGSDITCH SOUTH - LAST 3 UNITS REMAINING

Units available individually or combined

UNIT	AREA	M <sup>2</sup>	FT <sup>2</sup>
B1	Ground Floor	607.64	6,541
	First Floor	106.14	1,142
	TOTAL	713.78	7,683
B2	Ground Floor	607.64	6,541
	First Floor	106.14	1,142
	TOTAL	713.78	7,683
B3	Ground Floor	789.06	8,493
	First Floor	106.98	1,152
	TOTAL	896.04	9,645
B4		LET	

UNIT	AREA	M <sup>2</sup>	FT <sup>2</sup>
C1		LET	
C2		LET	
C3		LET	
C4	TOTAL	UNDER OFFER	1,506
C5		LET	

\*Measured on the basis of GEA.



RECENT LETTINGS  
AT KINGSDITCH

**CLIFTON**  
TRADE BATHROOMS

**Williams**  
Trade Only Plumbing & Heating Supplies

**eurocell**  
All together better

**headlam**  
group plc

**protyre**  
autocare





**KINGSDITCH SOUTH**

CLICK HERE TO VIEW  
FULL AVAILABILITY FOR  
KINGSDITCH NORTH



**KINGSDITCH** TRADE PARK  
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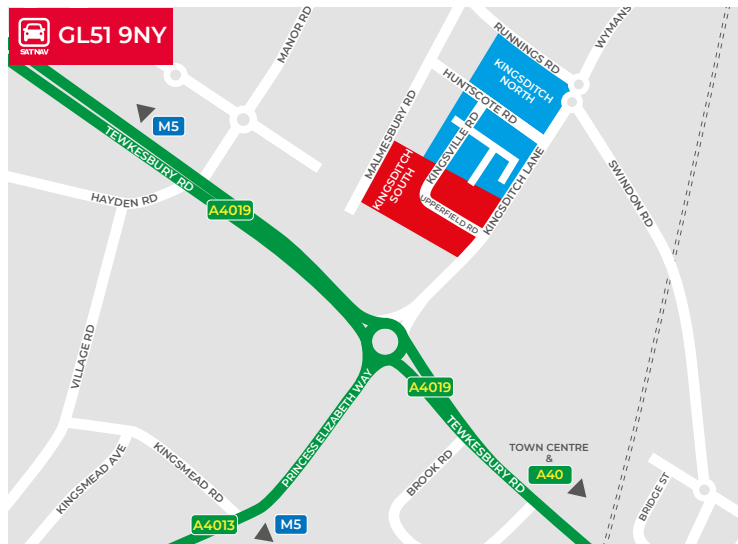
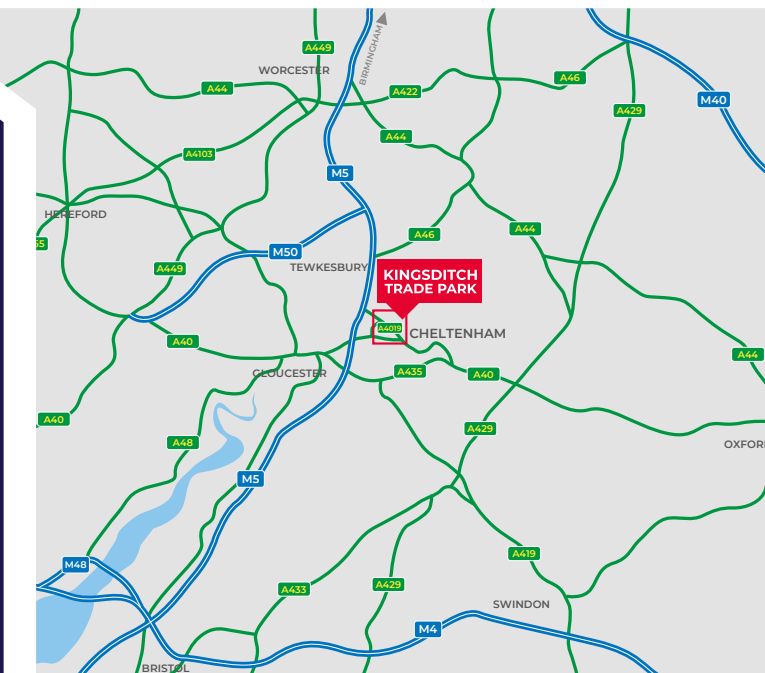


## LOCATION

This exciting new development is located in Cheltenham's prime commercial and trade destination. 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 m<sup>2</sup> floor loading
- Units C4-C5: 35 kN per m<sup>2</sup> floor loading
- Loading and parking to the front
- First floor office in Unit B1-B3
- Ducting provision in place for EV charging points
- Prominent trade retail location



## 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

EPC rating B (across all B and C units)

## VIEWING

Strictly by prior arrangement with the joint agents.



On behalf of the Landlord

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