

NEW TRADE UNITS
4,888 - 15,617 FT²



NEW BUILD



HIGH SPEC



REMAINING UNITS



KINGSDITCH TRADE PARK
UPPERFIELD LANE, CHELTENHAM, GL51 9NY

IPIF 
TRADE

HIGH SPECIFICATION NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

ACCOMMODATION

UNIT	AREA	M ²	FT ²
A1	Ground Floor		
	First Floor		N/A
	Total	4.86	5004
A2	Ground Floor	460.08	4952
	First Floor	38.74	417
	Total	498.82	5369
A3	Ground Floor	460.32	4,955
	First Floor	37.66	405
	Total	497.98	5360
A4	Ground Floor	416.49	4483
	First Floor	37.64	405
	Total	454.13	4888
A5	Ground Floor	422.1	
	First Floor		410
	Total	7.5	4960
A6	Ground Floor	422.1	
	First Floor		403
	Total	7.18	4953

EPCs to be available upon completion

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross External Basis. (GIA).



SPECIFICATION

- Level loading doors
- Eaves height - 6m
- Separate pedestrian entrance
- 3 phase electricity
- 30 kN per m² floor loading
- WC facilities
- Loading and parking to the front
- First floor offices in A2-A6



LOCAL TRADE OCCUPIERS INCLUDE

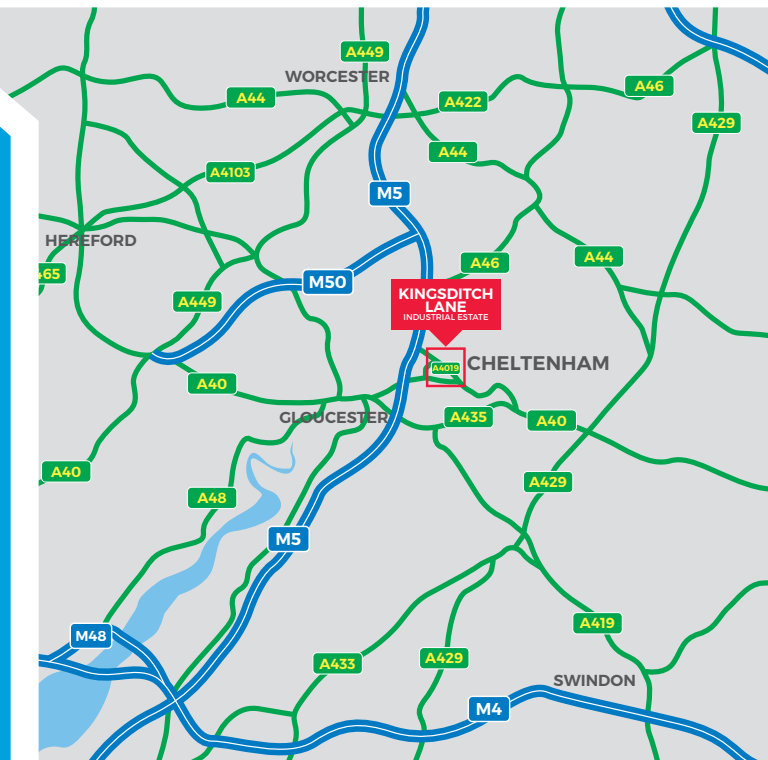


LOCATION

This new development is located at the junction of Kingsditch Lane with Upperfield Road, approximately 100 metres from the Tewkesbury Road/Princess Elizabeth Way/ Kingsditch Lane roundabout which is the fulcrum for Cheltenham's retail and industrial parks and is approximately 2 miles from the west of Cheltenham Town Centre.

TRAVEL DISTANCES

London - 165 miles
Bristol - 49 miles
Bristol Airport - 37 miles
M4/M5 Interchange - 49 miles
Exeter - 40 miles
Cheltenham Town Centre - 2 miles
Cheltenham Train Station - 2.3 miles



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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.

VIEWING

Strictly by prior arrangement with the joint sole agents.

On behalf of the Landlord



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