

Bishops Cleeve, Cheltenham

GL52 8TW

- ▶ New industrial/warehouse units
- ▶ 5,223 - 25,714 sq ft (485 - 2,389 sq m)

To Let

4 units remaining



furlongpark.co.uk

NORTHWOOD
URBAN LOGISTICS



THE SITE

- ▶ 3 miles to Cheltenham Town Centre
- ▶ 4 miles to J.10 M5
- ▶ 6.5 miles to J.9 M5
- ▶ 2.5 miles to Kingsditch Trading Estate



CAPITA



ZURICH

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor		First Floor		Total	
1	5,317	(494 sq m)	1,506	(140 sq m)	6,823	(634 sq m)
4	4,006	(372 sq m)	1,217	(113 sq m)	5,223	(485 sq m)
10	21,704	(2,016 sq m)	3,123	(290 sq m)	24,827	(2,307 sq m)
11	22,252	(2,067 sq m)	3,462	(322 sq m)	25,714	(2,389 sq m)



GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking

VAT

All figures within these terms are exclusive of VAT where applicable.

SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of the communal areas.

LEGAL COSTS

All parties are responsible for their own legal costs.

ANTI-MONEY LAUNDERING

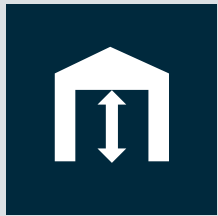
A proceedable tenant will be required to comply with Anti-Money Laundering regulations.

UNITS 1 AND 4

5,223 and 6,823 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8.4m clear internal eaves height



First floor for storage or fitting out as office space



37.5kN sq m floor loading



Full height electric loading doors



Secure business park



Generous parking facilities



Landscaped environment



Electric vehicle charging points

Planning Use

E, B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





UNITS 10 AND 11

24,827 and 25,714 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8.4m clear
internal height



First floor for
storage or fitting
out as office space



37.5kN sq m
floor loading



Two full height
electric loading
doors per unit



Passenger lift



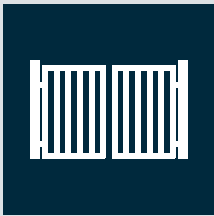
Yard depths
of 30m



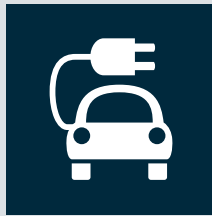
Landscaped
environment



Detached units



Private gated
yards



Electric vehicle
charging points

Planning Use

E, B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





TRAVEL DISTANCES

Bishops Cleeve, Cheltenham GL52 8TW

Road

Cheltenham	3.5 miles
Gloucester	12 miles
Bristol	45 miles
Swindon	35 miles
M5 J10	4.5 miles
M5 J9	6.5 miles

Rail

Cheltenham	4 miles
Gloucester	11 miles

Airport

Bristol Airport	52 miles
Birmingham Airport	56 miles



More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2021.