

BUSINESS UNITS FOR SALE / TO LET

Cheltenham

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PROPERTY CONSULTANTS



HIGH QUALITY BUSINESS UNITS

Space Business Centre
Tewkesbury Road
Cheltenham

553 sq ft – 593 sq ft.
(33.17 sq m – 92.90 sq m)

- Freehold and leasehold opportunities available
- Established commercial location

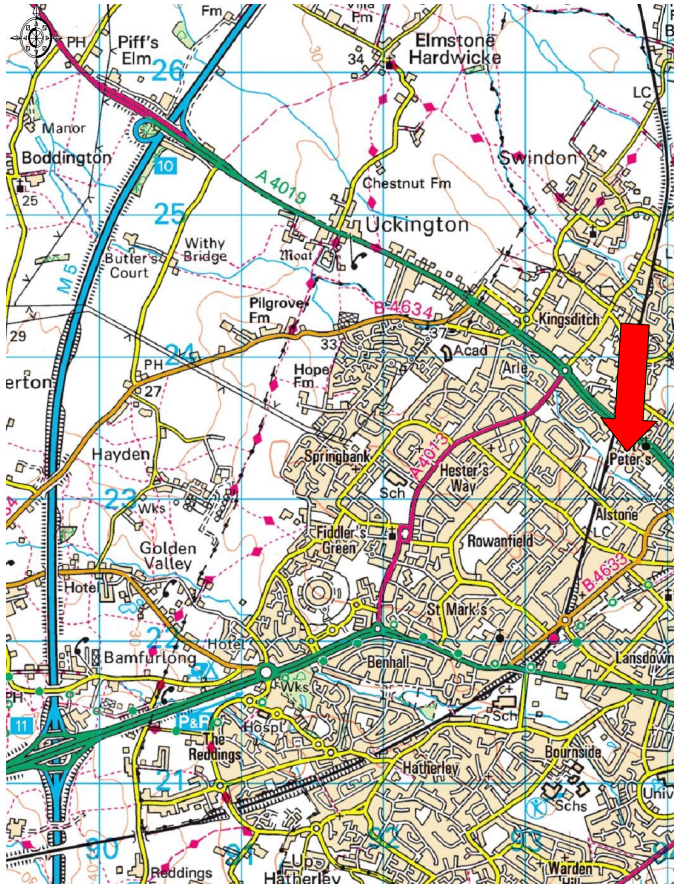


Space Business Centre, Tewkesbury Road, Cheltenham

Location

The Space Business Centre is accessed off the Tewkesbury Road and through the Neptune Business Centre. The site is conveniently located in one of Cheltenham's most established commercial locations approximately 1.5 miles to the west of the town centre and approximately 3 miles from Junctions 10 and 11a of the M5 motorway.

Occupiers located close by include a Tesco, Next, The Range, Home Sense and Oak Furniture Land.



Description

A range of modern, high quality business units of steel portal frame construction with profile clad elevations beneath pitched roofs.

The accommodation includes mezzanine space and the units are accessed by either pedestrian or loading doors.

Accommodation

Currently available are units ranging from approximately 553 sq ft to 593 sq ft.

Rent/Prices

Upon Application.

A service charge is levied for the maintenance of the common parts of the estate.

Terms

The units are available for sale or by way of new fully repairing and insuring leases on terms to be agreed.

Energy Performance Certificate

EPC's have been commissioned.



Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Planning

We understand that the accommodation has planning consent for B1/B8 use but all interested parties should make their own enquiries to the local planning authority.

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Business Rates

The properties require separate assessments. Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/price. We recommend that the prospective tenant/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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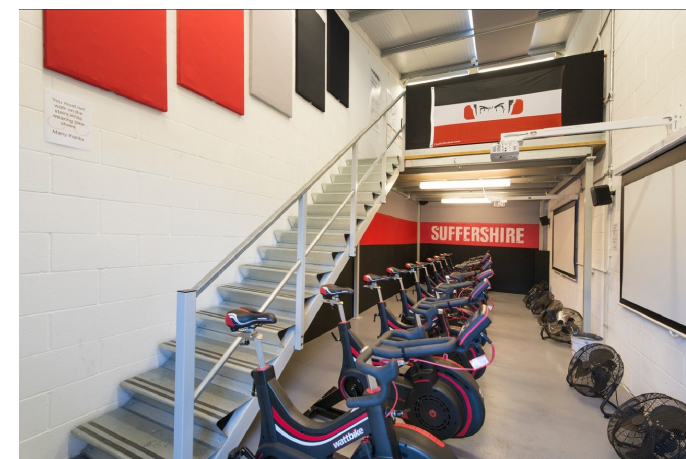
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Ref: AJGR/VG/N84736

Date: November 2016



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