

# TO LET

## Industrial Warehouse

- Excellent Location Between Cheltenham and Gloucester
- Recently Refurbished
- Available on a New Lease

## Unit A1 Staverton Technology Park

Herrick Way, Staverton Cheltenham, GL51 6TQ

9,909 sq ft  
(920.65 sq m)



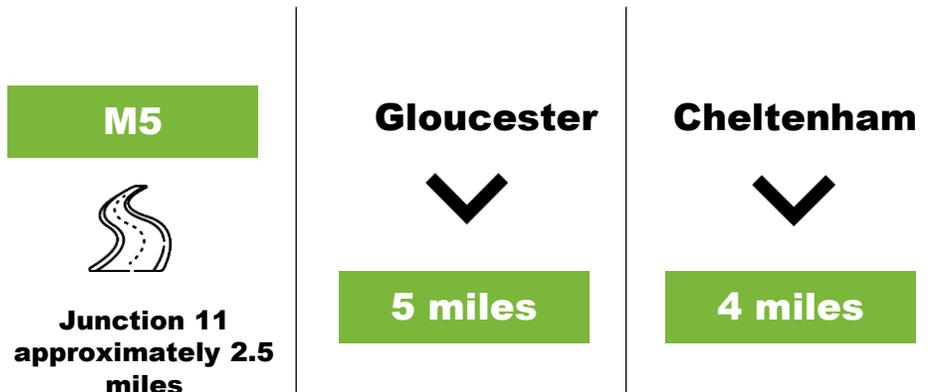
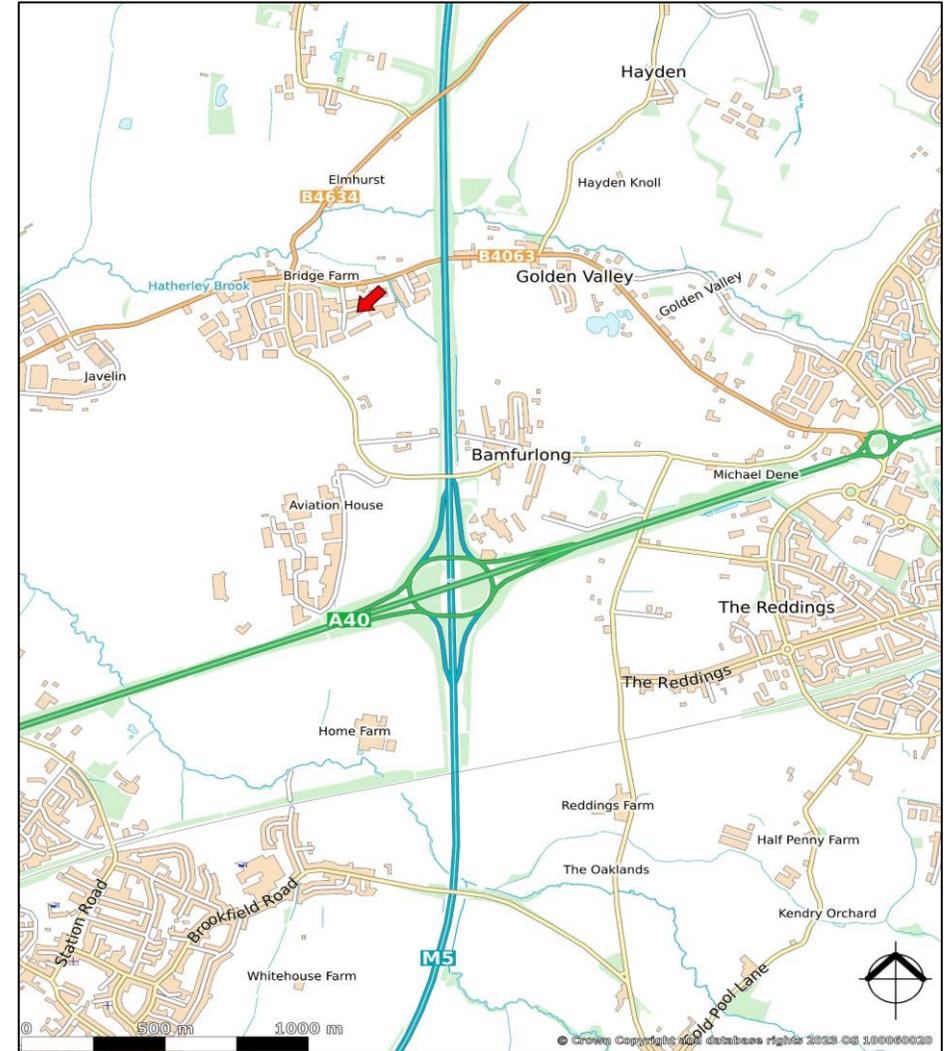
# Location

The property is located within Staverton Technology Park, an established business location ideally situated midway between Cheltenham and Gloucester.

Access is from the B4063 being the Old Cheltenham Gloucester road which links into the A40 Golden Valley Bypass. Junction 11 of the M5 Motorway is within 2.5 miles and local services are available in Churchdown approximately 1 mile away. Cheltenham town centre is approximately 4 miles east and Gloucester City centre is approximately 5 miles west.

The Cheltenham to Gloucester Cycleway passes close to the property and is a newly constructed cycle route linking Cheltenham Town Centre to Gloucester City Centre.

Staverton is a significant employment location with many established manufacturing and distribution businesses. Staverton Technology Park also adjoins Gloucestershire Airport.



# Accommodation

## Description

Unit A1 comprises an attached industrial warehouse building of steel portal frame construction with brick, feature cladding and block elevations under a clad roof providing an internal clear height of approximately 5 metres.

Two storey offices are constructed to the front and provide a range of offices, stores and separate male and female WCs.

Loading is via a large roller shutter loading door in the front elevation accessed from a large yard and car parking area.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area                          | Sq ft        | Sq m          |
|-------------------------------|--------------|---------------|
| Industrial Warehouse Area     | 6,567        | 610.12        |
| Ground Floor Offices & Stores | 1,532        | 142.36        |
| First Floor Offices           | 1,810        | 168.17        |
| <b>TOTAL</b>                  | <b>9,909</b> | <b>920.65</b> |

**Suspended ceilings**



**Onsite parking**



**Internal Height 5m**



**Level Access Loading Door 1**



**WC facilities**





# Planning | Rates | EPC | Terms

## **Business Rates**

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The property has an EPC rating of D-91.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease**

The property is available on a new full repairing lease on terms to be agreed.

## **Rent**

£79,000 per annum exclusive (approximately £8.00 per sq ft).

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

VAT will be levied on the rent.

## **AML**

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



**Alder King Property Consultants**

Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/Led/N99006

**Date:** November 2023

**Subject to Contract**



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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 regulations. 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.