

TO LET

**Unit 6, Coln Park,
Andoversford Industrial
Estate, Andoversford,
Cheltenham GL54 4HJ**

Industrial Warehouse Unit

**Approximately:
2,082 sq ft (193.48 sq m)**

- **Industrial Warehouse Accommodation**
- **Available Immediately**
- **Popular Business Location**
- **Adjacent A40 Trunk Road**
- **Laboratory Space Available**



Location

The property is situated within the popular Coln Park, forming part of Andoversford Industrial Estate approximately 5 miles to the east of Cheltenham.

Coln Park is an attractive modern development and provides a mixture of trade, logistics, industrial and warehouse units.

The site is adjacent to the main A40 trunk road connecting Cheltenham, Oxford and London. The A436 provides access to Junction 11a of the M5 Motorway approximately 8 miles to the west with Gloucester an additional 3 miles. Bristol is approximately 49 miles south via the M5 Motorway.

M5 Motorway



8 miles west

Gloucester



29 miles west

Cheltenham

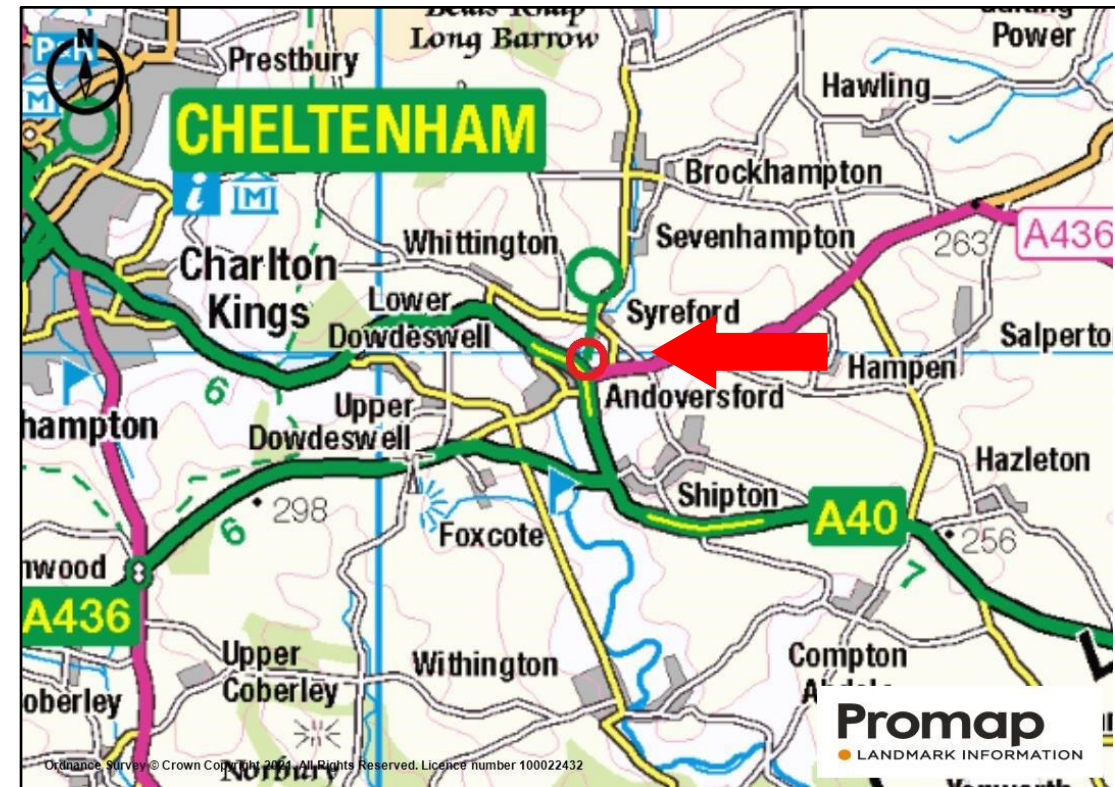


25 miles north

Bristol



49 miles south



Description

Unit 6 is of steel frame construction with part brickwork and clad panel elevations, beneath a pitched steel sheet insulated roof incorporating translucent light panels.

Internally the accommodation provides practical warehouse / workshop space, a kitchenette and WC. Laboratory pods can be made available if required.

The building benefits from an internal eaves height of approximately 5.6m, measured to the underside of the eaves haunch.

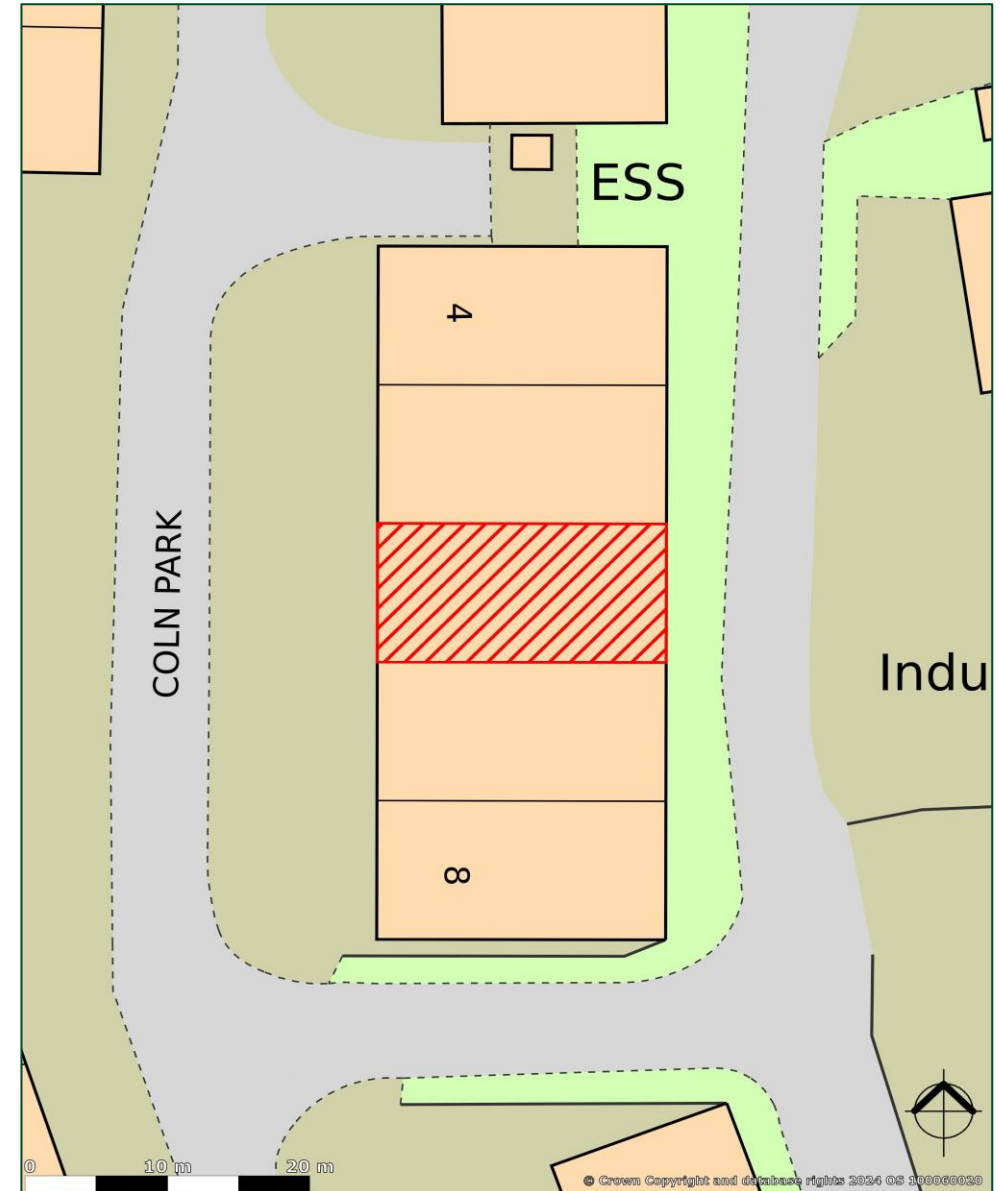
Vehicular access by way of a sectional overhead loading door.

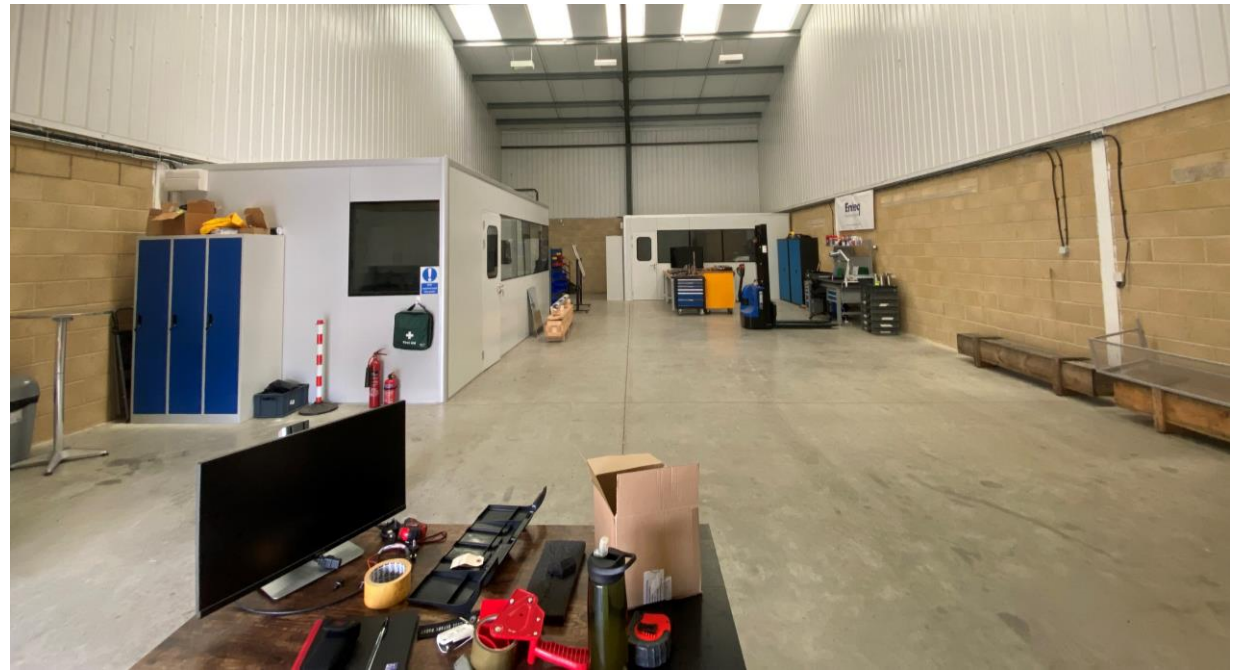
Car parking and loading is provided to the front of the unit.

Accommodation

Approximate gross internal area

Unit 6	Sq ft	Sq m
Warehouse	2,026	188.23
WC	56	5.25
TOTAL	2,082	193.48





Terms | Rent | Rates

Terms

The unit is available on a leasehold basis. Full details available on request.

Rent

£23,342.32 per annum exclusive.

Energy Performance Certificate

An EPC has been commissioned

Services

We are advised that all main services are connected to the premises with the exception of Gas, and 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.

VAT

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

Legal Costs

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

Code for Leasing

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

Business Rates

The Valuation Office website states that the building has a current rateable value of £23,250 (Warehouse and premises).

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.

Subject to Contract

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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 joint agents:



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www.alderking.com

AK Ref: GN/N100115
Date: September 2024
Subject to Contract



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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