

To Let – Trade Counter/Industrial Unit



Unit 5 Cheltenham Trade Park
Arle Road

Cheltenham

GL51 8LZ

- Trade counter/industrial unit
- Established trade park
- Dedicated yard area
- On site car parking
- Up and over loading doors
- Office accommodation

Cheltenham Trade Park

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way.

It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile.

Accommodation

The unit is of steel portal frame construction with brick and profiled steel-clad elevations under a profiled steel-clad roof with integrated roof lights.

The unit benefits from an up and over loading door and dedicated yard area to the front, with generous car parking. Internally, the unit benefits from office accommodation, which incorporates suspended ceilings with heating and lighting.

The existing accommodation is as follows:

Unit	SQ M	SQ FT
5	336.03	3,617



Terms

The unit is available by way of a new lease on terms to be agreed.

Rates

Upon Application.

EPC

Upon Application.

Viewings

All viewings must be arranged by prior appointment with Newsteer.

Contact

For further information please contact Tracy or Edward on the below:

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Important Notice

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