

Bishops Cleeve, Cheltenham

GL52 8TW

- ▶ New industrial/warehouse units
- ▶ 6,823 - 25,714 sq ft (634 - 2,389 sq m)

To Let

2 units remaining



www.furlongpark.co.uk



THE SITE

- ▶ 3 miles to Cheltenham Town Centre
- ▶ 4 miles to Junction 10 M5
- ▶ 6.5 miles to Junction 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)
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.

UNIT 1

6,823 sq ft

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



8.4m clear internal eaves height



Fitted first floor offices



37.5kN sq m floor loading



Full height electric loading doors



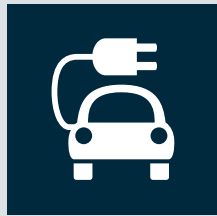
Secure business park



Generous parking facilities



Landscaped environment



Electric vehicle charging points

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





UNIT 11

25,714 sq ft

General Specification

Flexible industrial/warehouse unit 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



Passenger lift



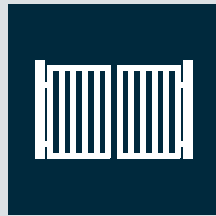
Yard depth of 30m



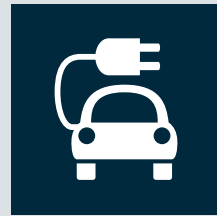
Landscaped environment



Detached unit



Private gated yard



Electric vehicle charging points

Planning Use

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Terms

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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. May 2022.

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