



# Altior Park

Bishops Cleeve | Cheltenham | GL52 7DG

## New Flexible Industrial Warehouse Buildings

### For Sale/To Let

Units from 2,875 sq ft to 22,500 sq ft

To be Developed

Anticipated Phased Completion Date Q4 2024



Another development by



Illustrative Visual of Proposed Development

## Location

Altior Park is located west of Bishops Cleeve, adjacent to Malvern View Business Park, with access from Stoke Road leading to the A435 Bishops Cleeve Bypass. Bishops Cleeve is an established commercial location with major occupiers in the locality including GE Aviation, Ontic and PKL. Cheltenham Town Centre is approximately 3.5 miles south, Tewkesbury approximately 8 miles north. Access to the M5 Motorway is from Junctions 9 (Tewkesbury), 10 (North Cheltenham) and 11 (Cheltenham).

## Description

The development will comprise new flexible high quality individual industrial warehouse buildings totalling 114,500 sq ft with units ranging in size from 2,875 sq ft + mezzanines to 22,500 sq ft arranged in seven blocks.

Two of the buildings could provide up to 60,000 sq ft incorporating 2 levels of mezzanines suitable for self-storage type uses.

## Specification

### Industrial Warehouse

- Unit 1 & 6 - 9m clear to underside of haunch, other units - 7m clear to underside of haunch
- 37.5kN/m2 power floated floor slab
- BREEAM Rating "Very Good"
- Solar PV ready
- Level Access Loading Doors
- Potential CAT A fit out to all units to suit specific tenant requirements

### Offices (Units 1 & 6 only)

- First Floor Offices fitted out to CAT A standard
- Air source heating and cooling system
- 500 lux lighting
- First Floor mezzanine deck (Blocks 2, 3, 4, 5 & 7)

### External

- Landscaped environment
- Dedicated car parking
- Secured fenced service yard (Units 1,2 & 6)
- Electric vehicle charging points
- Secure cycle parking



## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	20,000	2,500 (offices)	22,500
2	10,000	2,500	12,500
3	11,500	5,000	16,500
4	10,000	4,000	14,000

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
5	10,000	4,000	14,000
6	20,000	2,500 (offices)	22,500
7	8,500	4,000	12,500
<b>Total GIA</b>	<b>90,000</b>	<b>24,500</b>	<b>114,500</b>

All floor areas are GIA and approximate only.



← M5 J9

Cheltenham →

Malvern View Business Park

Spitfire Homes

Cheltenham North Rugby Club

STOKE ROAD

# Altior Park

## Planning

Development Subject to Planning.

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

## Terms

Available on a Freehold or Leasehold basis.



**GL52 7DG**



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## Road



Cheltenham	3.5 miles
Gloucester	12 miles
Bristol	45 miles
Swindon	35 miles
M5 J9	6.5 miles
M5 J10	4.5 miles
M5 J11	5 miles

## Rail



Cheltenham	4 miles
Gloucester	12 miles

## Airport



Bristol Airport	56 miles
Birmingham Airport	55 miles



Another development by:



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