

# To Let

**CROMA**

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

## **A large manufacturing factory / warehouse with modern offices. 23,637 sq.ft**

On the popular Orchard Industrial Estate



**Unit 2 - Orchard Industrial Estate, Toddington,  
near Cheltenham, Gloucestershire, GL54 5EB.**

**23,637 sq.ft**

**Rent £100,460 per annum**

**£4.25 per sq.ft**

- Existing manufacturing industrial use
- KVA 266 with a further 133 KVA available
- 2 full height electric drive-in roller shutters
- Eaves height of 6 to 7 meters
- Offices & car parking at unit front
- Prominent main road position
- Newly refurbished
- Available immediately

**Location SAT NAV: GL54 5EB**

On the popular Orchard Industrial Estate.  
Located on the main road linking B4077 & B4078 (next door to ESP Packaging Ltd) near to Toddington.

The estate is situated between  
Tewkesbury (12 miles), Cheltenham (13 miles) & Evesham (7 miles).

The A46 is within 4 miles which connects to the M5 within 7 miles.

**Ground floor offices benefit from:**

Double glazed with good natural light

Air conditioning

Suspended ceilings & CAT 2 lighting

Carpeted and painted throughout

Several open plan & individual offices

Male & female toilets

Separate disabled W/C

Fitted kitchen

Offices & car parking at unit front

**First floor offices benefit from:**

Air conditioning

Large open plan office 27 x 27 feet

Male & female toilets

Shower room

**Factory / Warehouse benefits from:**

Existing manufacturing industrial use

KVA 266 with a further KVA 133 available

2 full height electric drive-in roller shutters

Single & 3 phase power

Gas fired blower heating & lighting throughout

Solid level concrete floor

Good natural light

Eaves height of 6M to 7M

ACCOMMODATION	SQ Feet Approx
Offices & amenity	3,214
Manufacturing / Warehouse	20,423
<b>TOTAL</b>	<b>23,637</b>

**RATES**

The unit formed part of a larger building and will need to be reassessed upon occupation.

**LEGAL COSTS**

Each party pays their own legal costs.

**ENERGY PERFORMANCE CERTIFICATE**

Awaiting assessment

**TERMS**

A new lease for a period of years to be agreed, at an initial rent of £100,460 per year exclusive.

**£4.25 per sq/ft**

**ESTATE CHARGE**

No additional estate charge

**SERVICE CHARGE**

No additional service charge

**VAT**

VAT will be charged at the prevailing rate.

**POSSESSION**

Upon completion of the legal formalities.

**VIEWING**

Strictly by appointment through, **Croma Ltd**,  
511 Uppingham Road, Leicester, LE5 6QB

**Contact:** Bill Singh

Mobile 07 803 28 44 26

Email bill@cromaltd.com

Croma Ltd issues these particulars under the following conditions and gives notice that these particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by Croma Ltd. Neither Croma Ltd nor their employees are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Croma Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of the inspection. Croma Ltd is unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation.

# CROMA

www.CromaLtd.com









