

# To Let

**CROMA**

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

## A large manufacturing factory / warehouse with offices. 43,657 sq.ft

On the popular Orchard Industrial Estate



Unit 1 Orchard Industrial Estate, Toddington,  
near Cheltenham, Gloucestershire, GL54 5EB.

43,657 sq.ft

Rent £185,542 per annum

£4.25 per sq.ft

- Existing manufacturing industrial use
- KVA 266 (further 133 KVA available)
- Loading via 8 electric roller shutters
- Large secure yard with in-out gates
- Eaves height of 6 to 7 meters
- Covered loading bay with front & rear access
- Offices & large car parking area at 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 glazing 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 & large car park at front

**First floor offices benefit from:**

- Large open plan meeting room 27 x 27 feet
- Male & female toilets
- Shower room

**Factory / Warehouse benefits from:**

- Existing manufacturing industrial use
- KVA 266 (further KVA 133 available)
- Loading via 8 electric roller shutters
- Single & 3 phase power
- Gas fired blower heating & lighting throughout
- Large side yard with gated perimeter fence
- Back yard with gated perimeter fence
- 40 foot vehicle access
- Yard with front and rear access
- Kitchen, canteen, ladies & gents toilets
- Drive though covered loading bay with front & rear access
- Floor loading for heavy machinery
- Single level concrete floor
- Good natural light
- Eaves height of 6M to 7M



ACCOMMODATION	SQ Feet Approx
Offices	3,628
Manufacturing / Warehouse	40,029
<b>TOTAL</b>	<b>43,657</b>

**RATES**

Rates payable £71,040.00. Please enquire to Tewkesbury Borough Council for more details.

**LEGAL COSTS**

Each party, responsible for 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 £185,542 per year exclusive.

**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  
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