



**UNIT 2 – 4 AT LONGMEADE FARM, GRAVEL PIT LANE,
PRESTBURY, GL52 3NQ
AVAILABLE FOR B1 (LIGHT INDUSTRIAL) USES**

OVERVIEW

Unit 2 – 4 is a single unit located at Longmeade Farm and forms part of a former agricultural building that has been converted to provide several B1 (light industrial units) surrounded by hardstanding.

The unit is offered to let by private treaty with expressions of interest for the use of the building invited in the first instance. The property is available as a whole, with additional space available by separate negotiation.

LOCATION

Longmeade Farm is located approximately half a mile to the north of Prestbury, and approximately 2.5 miles outside of Cheltenham. Gravel Pit Lane is a single track road leading from the B4632. Junction 10 of the M5 is located approximately 5.5 miles to the west of the units.

DESCRIPTION

The Units form part of a former agricultural building that has been converted into five B1 (light industrial) units.

Units 2 – 4 measures approximately 13.5 m x 8.8 m with a door height of 4.08 m and a maximum ridge height of 5.23 m. The unit provides approximately **118.8 m² (1278.7sq. ft.)**.

The unit consists of an earth floor with three steel sheet doors (including pedestrian doors and vehicular doors).

The units have previously been used as storage for steam engines. Parking outside of the units is available. No overnight parking of vehicles is permitted.

ASKING RENT

The asking rent is £800 per calendar month.

The asking rent is inclusive of mains water. The electricity supply will be sub-metred and re-charged on a quarterly basis.

SERVICES

Mains water and mains electricity are connected to the units.

None of the services or appliances have been tested by the Agents.

RATING AND PLANNING

The property is not currently rated. Rates will be the responsibility of the tenant.

The local authority is Tewkesbury Borough Council – 01684 295010.

Tewkesbury Borough Council have granted planning permission for the units to be used for B1 (C) Light Industrial purposes.

LEASE TERMS

The units are available by way of a new internal repairing and insuring lease under the Landlord and Tenant Act 1954, contracted out of the security of tenure provisions in sections 24 – 28 of that Act.

Other than the above, the terms are negotiable for a term of up to 3 years with a break clause. Exact terms to be negotiated with the tenant. All enquiries are invited.

RIGHTS OF WAY

A right to access the units will be granted via the access to Longmeade Farm via Gravel Pit Lane. This access is shared with other users. It is important the access from the road, and access to the wider property, are not obstructed at any time.

LEGAL COSTS

Each party will be responsible for their own legal and professional fees involved in the transaction.

VIEWINGS

All viewings are by appointment only.

To arrange a viewing please contact Hettie Orttewell at Carver Knowles on 01684 853400 or by email at hettieorttewell@carverknowles.co.uk

DIRECTIONS

Travelling southbound, exit the M5 at Junction 10, continue on the A4019 for 1.5 miles. Turn left onto Manor Road and continue for 0.5 miles. Turn right onto Runnings Road, then at the roundabout take the first exit onto Wymans Lane. Turn right onto Swindon Lane, crossing the railway track. Take the first exit on the next two roundabouts to stay on Swindon Lane. At the next roundabout take the third exit onto the B4075 and continue until you can take the first exit onto Deep Street. Continue on Deep Street, then the High Street before taking the first exit at the roundabout on the B4632. Continue for a third of a mile before taking the right hand turning onto Gravel Pit Lane. Longmeade Farm is the second gateway on your left.

The postcode is **GL52 3NQ**

What3Words: appetite.beard.guesswork



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