

# FOR SALE / TO LET

Unit 11 Bamfurlong Trade Park, Staverton, Cheltenham, GL51 6SX.

Industrial /Logistics Unit 8,114 -10,100 sq ft (753.82 – 938.33 sq m).



## Property Features.

- Established industrial/trade location between Cheltenham and Gloucester
- Surrounding occupiers to include Saint-Gobain, Boels Rental and Screwfix
- Newly refurbished detached unit with first floor office accommodation
- Extensive rear yard with a depth of 50m, parking and low site density

## Description.

Unit 11 comprises a newly refurbished detached unit of steel portal frame construction. It benefits from two electric level access loading doors and a separate entrance to the office accommodation. The eaves height is approximately 6.5 metres.

Externally the unit benefits from a large rear yard (50m depth) and generous dedicated car parking arising from a low site density of 40%, with a total site area of approximately 0.67 acres (0.27 hectares).

## Accommodation.

	Sq Ft	Sq M
Warehouse/Office	8,114	753.82
Lean-to	1,986	184.51
<b>TOTAL</b>	<b>10,100</b>	<b>938.33</b>

All areas are approximate gross internal and are subject to re-measurement.

## Rates.

The current rateable value for the property is £54,500 (1 April 2023 – Current).

## Due Diligence.

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

## Location.

Bamfurlong Trade Park is located about 3.5 miles west of Cheltenham and 5 miles north east of Gloucester, with access from Bamfurlong Lane via the B4063 (Old Gloucester Road) and within close proximity of Gloucestershire Airport.

## EPC.

The EPC rating of the unit is B-44.

## Legal Costs.

Each party to bear their own legal costs incurred in the transaction.

## VAT.

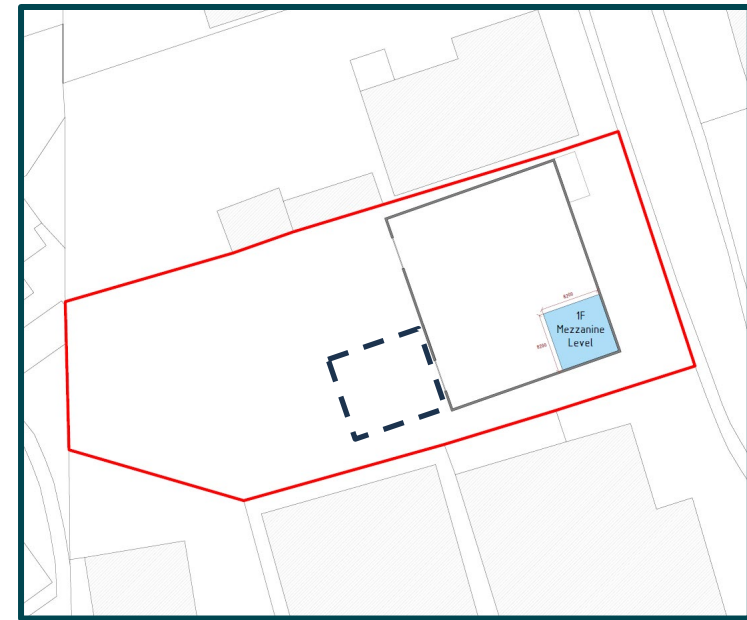
VAT may be payable on any transaction at the prevailing rate.

## Terms.

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is available upon application to the agents.

## Viewing.

By prior appointment with the joint sole agents Knight Frank and KBW.



## Contact.

ED ROHLER  
+44 117 917 4984  
+44 7775 115 969  
ed.rohleder@knightfrank.com

TOM PARK  
+44 117 945 2648  
+44 7966 252 816  
thomas.park@knightfrank.com

Or alternatively Richard Knightley/Laura Hatten at KBW.

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [14.04.2025]. Photographs and videos dated [13.04.2025]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.