

FUTURE-READY WORKSPACE

# CHELTHENHAM TRADE PARK

Refurbished Space To Let  
Trade Counter / Industrial Units  
**1,570 – 3,911 sq ft**



# ESTABLISHED TRADE LOCATION

Cheltenham Trade Park is the perfect destination for future-ready workspace.

Cheltenham Trade Park is already a popular choice for well-known trade park occupiers, and with great local amenities right on the doorstep, it's a smart, convenient spot to grow your business.





Average 6.5m internal eaves height



Up and over roller shutter loading doors



Hybrid office / warehouse space



Generous customer / staff parking



Generous yard areas



Established landscaped grounds

# DESTINATION TRADE

The Park's units are newly refurbished or are under-refurbishment, offering a best-in-class, flexible environment for all kinds of businesses.

Typically, each unit benefits from an up-and-over loading door, a dedicated yard area to the front and generous car parking.

Internally, the units provide an eaves height of 6.5m and benefit from ground and/or first floor offices that include suspended ceilings with heating and lighting.

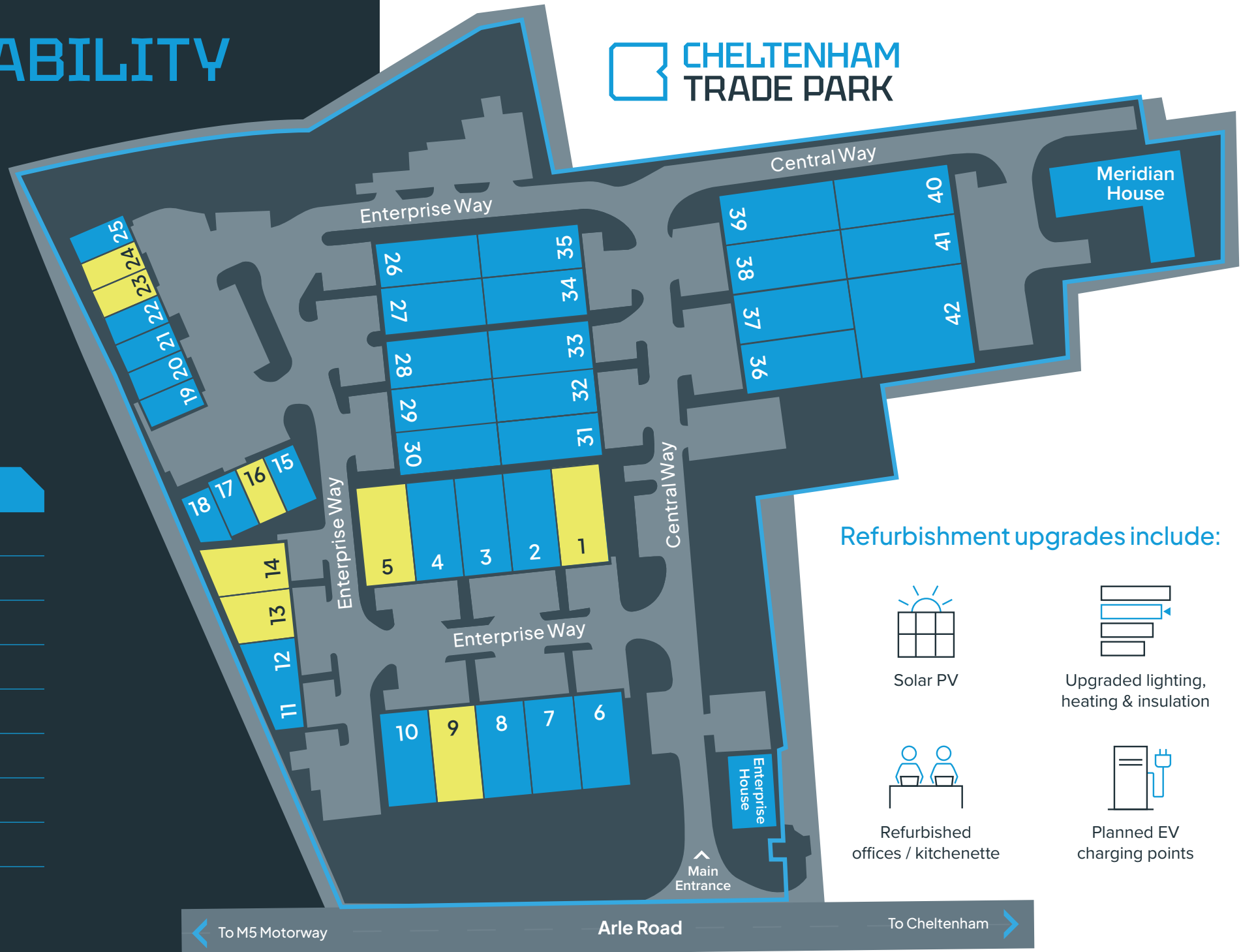


# CURRENT AVAILABILITY

The park is currently undergoing a full refurbishment, providing best-in-class hybrid workspace, with the following units available to let:

| UNIT | SQ FT | SQ M | STATUS            |
|------|-------|------|-------------------|
| 1    | 3,336 | 310  | To be refurbished |
| 5    | 3,707 | 343  | To be refurbished |
| 9    | 3,911 | 363  | Refurbished       |
| 13   | 2,668 | 248  | To be refurbished |
| 14   | 3,223 | 299  | To be refurbished |
| 16   | 1,571 | 146  | Refurbished       |
| 23*  | 1,250 | 116  | Refurbished       |
| 24*  | 1,250 | 116  | Refurbished       |

\* Units can be combined



## Refurbishment upgrades include:



Solar PV



Upgraded lighting, heating & insulation



Refurbished offices / kitchenette



Planned EV charging points



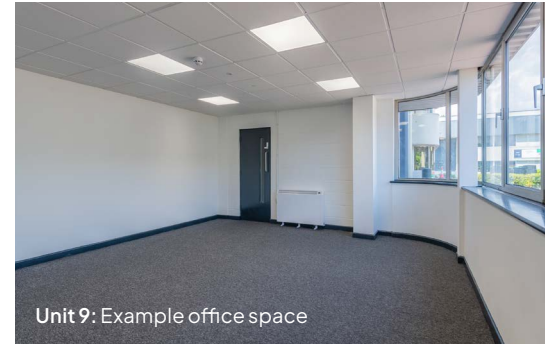
Unit 9: Example refurbished larger unit internal



Unit 9: Example larger unit external



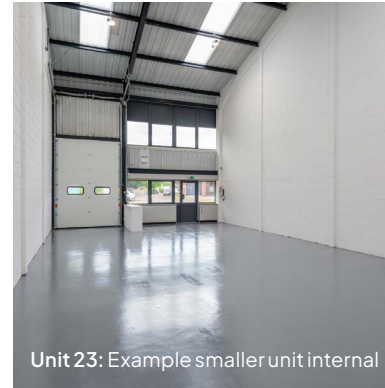
Unit 5: External



Unit 9: Example office space

# FLEXIBLE WORKSPACE

A wide variety of units are available, perfectly suited to trade businesses looking for flexible, high-quality space.



Unit 23: Example smaller unit internal



Units 23 & 24: External

# NATIONAL CONNECTIONS

Cheltenham Trade Park is located just one mile west of the town centre, with easy access via Arle Road from Gloucester Road or Princess Elizabeth Way.

With Junctions 10 and 11 of the M5 both around 3 miles away, the park offers excellent road links. Cheltenham Spa railway station is less than a mile away, and regular bus services stop right outside the estate entrance—making it easy for staff and visitors alike to get here.

### ROAD TRAVEL TIMES

|                        |         |
|------------------------|---------|
| Cheltenham Spa Station | 4 mins  |
| Cheltenham Town Centre | 6 mins  |
| M5 J10 & J11           | 8 mins  |
| Gloucester             | 18 mins |
| Bristol                | 45 mins |
| Birmingham             | 59 mins |

The map illustrates the location of Cheltenham Trade Park (GL51 8LZ) in relation to the town of Cheltenham and surrounding infrastructure. Key features include:

- Highways:** The M5 motorway is shown with Junctions 10 and 11. The A40, A4019, and A435 roads provide local access.
- Landmarks:** Cheltenham Spa railway station is marked with a red train icon. Other points of interest include the University of Gloucestershire Park Campus, Cheltenham Racecourse, and several retail parks (Golden Valley, Gallagher, and Golden Valley).
- Local Amenities:** Supermarkets like Tesco and Waitrose are shown near the town center.
- Directions:** Blue arrows indicate routes 'TO BIRMINGHAM', 'TO GLOUCESTER', and 'TO BRISTOL'.
- Legend:** A blue location pin icon represents the postcode GL51 8LZ, and a blue hatched box icon represents the website jars.foil.rocks.

# CHELTENHAM TRADE PARK

## Terms

The units are available by way of new leases on terms to be agreed.

## Rates

Upon Application.

## EPC

For unit EPC ratings, please contact the agents.

## Rent

Upon Application.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2025.

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