



Phoenix Works, Saxon Way,
Cheltenham, Glos. GL52 6RU.

COMMERCIAL INVESTMENT

FOR SALE

4 X CURRENT
UNITS WITH
PLANNING
PERMISSION
GRANTED FOR
AN ADDITIONAL
UNIT
OF 1,500 Sq.Ft.

£1,150,000



Location: Phoenix Works Is Located On Battledown Industrial Estate Off Hales Road.

Description: Phoenix Works Is Part Of The Battledown Industrial Estate. The Freehold Investment Comprises 4 Existing Units & Has Planning Permission For An Additional Unit On Site Of 1,500 Square Feet.

Unit 1	15 Years From 29th Sept 2014 With Rent Review Every 5th Year 8,000 Sq. Ft. (Including 1,800 sq. ft. Offices)	£50,200pa
Unit 2	7 Years From 24th March 2014 With Rent Review Every 3rd Year 2,000 Sq. Ft.	£12,000pa
Unit 3	7 Years From 24th March 2014 With Rent Review Every 3rd Year 2,000 Sq. Ft.	£12,000pa
Unit 4	Recently Fully Renovated. Available For Lease. 500 Sq. Ft.	£ 6,600pa
Total		£80,800pa

Unit 5 To Be Constructed

Energy Performance Certificates: Available On Request From The Agents

Plans For Unit 5: Copies Of Plans Are Available On Request From The Agents

Lease: Copies Of The Leases Are Available From The Agents But Are To Be Treated In Strictest Confidence.

VAT: There Is A Partial VAT Element To This Site, Please Ask The Agent For Details.



Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com **Internet** www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective clients that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

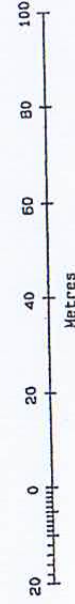
As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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Scale 1: 1250