



**FULLY REFURBISHED**





# 3<sup>rd</sup> Floor Offices, 7 Rodney Road

**Self-contained office suite situated in a prominent position in Cheltenham town centre with allocated parking.**

## Location

The property is set back from Rodney Road some 200 m from the High Street. The immediate area comprises a mixture of residential and commercial properties with neighbouring occupiers including accountants, dentists, solicitors, architects and other professionals.

## Description

The property is a five storey Grade II Listed building of brick construction with a slate tiled roof. The available suite has been refurbished throughout and has painted plastered walls and ceilings with LED lighting, laminate floors and electric wall mounted heaters.

It has a fully fitted kitchen with range of units, oven and hob with extractor and stainless-steel sink. There is also a shower room. A car parking space is available at the front of the building.

## Accommodation

(Approximate net internal floor areas)

Third Floor	M2	Ft2
Front Left Office	14.77	159
Front Right Office	17.81	192
Kitchen/Staff room	17.94	193

## Rates

The Rateable Value listed on the Valuation Office Agency website is £5,900. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## EPC

The property has a Rating of B-47.

## Terms

The offices are offered by way of a new lease for a term to be agreed.

## Rent

£10,000 per annum exclusive.

## Planning

Office use.

## Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## VAT

The property is not elected for VAT.

## Legal Costs

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







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# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

### Simon McKeag BSc (Hons) MRICS

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453

### Ollie Hambling

 [ollie@ashproperty.co.uk](mailto:ollie@ashproperty.co.uk)

 01452 300433

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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#### **Money Laundering Regulations 2017**

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