

**Second Floor Offices, 16/17 Montpellier Arcade  
Montpellier Street, Cheltenham, GL50 1SU**

 **Offices**

 **Cheltenham**

 **To Let**

 **94.37m<sup>2</sup> (1,016 ft<sup>2</sup>)**



**TO LET**



# Second Office Suite, Montpellier Arcade

**A quality second floor office suite situated in the heart of the Montpellier Shopping Area.**

## Location

The premises are situated at second-floor level of Nos. 16/17 Montpellier Arcade within the fashionable shopping area of Montpellier, close to Cheltenham town centre and a wide range of facilities.

There are excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East.

There is in addition a main line railway station in the town forming a link to London Paddington with journey time of just under two hours.

## Description

The office is approached from Montpellier Street via a private entrance and staircase to the second-floor landing.

The available offices comprise a self-contained suite made up of a large open plan workspace with additional private office and kitchenette just off the main room. A separate WC is accessed off the second-floor landing and is demised to the offices.

The accommodation has attractive natural wood finished doors, architraves and skirtings together with moulded plaster cornicing and sash windows.

## Accommodation

(Approximate net internal areas)

Total space: 94.37 sq m (1,016 sq ft)

## Planning

Offices within Class E of the Use Classes Order 1987.

## EPC

The property has an EPC rating of E-103.

## Rates

The assessment currently appearing in the Valuation List is £10,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Service Charge

The tenant is to contribute towards a fixed service charge in respect of maintenance of the external fabric of the building and common areas. Sum to be confirmed.

## Terms

Available by way of a new lease available for multiple term of 3 years.

## Rent

£11,000 p.a. plus VAT.

## VAT

The property is elected for VAT.

## Legal Cost

The Tenant is to be responsible for both parties' legal costs incurred in this transaction






# 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

### Harry Pontifex BSc (Hons) MRICS

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

 07917 886176

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

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

#### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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

As part of our obligations under the UK Money Laundering Regulations, ASH & Co CS LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

#### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

#### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH & Co CS LLP and accordingly, we recommend you obtain advice from a specialist source.

