



SELF CONTAINED OFFICE SUITE





Ground Floor Suite, Chargrove House

**Refurbished office suite in a modern building in an accessible location.
Available on a flexible basis on terms to be agreed.**

Location

Chargrove House is prominently situated fronting the A46 Cheltenham to Stroud road approximately two miles south-west of Cheltenham town centre and three miles from Junction 11A of the M5 motorway. There is a single vehicular access with remote controlled entrance gates off Shurdington Road.

Description

The available suite is on the ground floor and the tenant will have access to the communal areas such as reception, break out space and WCs.

Chargrove House is an imposing detached, two storey, purpose-built office building dating from the early 1990s occupying an extensive, attractively landscaped site lawned gardens with a large water feature and an extensive dedicated wildlife area with a large pond.



The suite has been refurbished and the specification includes a 10MB internet connection, LED lights, carpet floor covering and raised floor with data boxes. There is a communal reception, kitchen and WC facilities.

Accommodation

(Approximate net internal floor areas)
45.65 m2 (491 ft2).

The suite will have 5 allocated parking spaces.

Planning

Offices.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rates

The suite will need to be reassessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Rent

£1,050 per month. The rental figure is inclusive of all costs aside from business rates.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas. This is included in the rental figure listed above.

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



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