ASH
CHARTERED SURVEYORS

Second Floor Offices, Royal Mews, St Georges Place, Cheltenham GL50 3PQ

- Offices
- Cheltenham
- To Let
- 120.10 m2 (1,293 ft2)



Second Floor Offices, Royal Mews

Modern office suites in a central location with allocated parking.

Location
Royal Mews is situated in a prominent position on St Georges Place which runs parallel to Royal Well Road and a short distance from the Promenade and High Street. The property is situated in an established business location and there is surface car parking in the immediate area and a range of town centre amenities within ¼ mile.

Description
Royal Mews is a modern detached building with brick elevations under a pitched and tiled roof. A wide archway provides vehicular access to the rear car park.

The available space is located on the second floor and is accessed via a communal staircase. It comprises 3 offices and the specification includes air conditioning in the main office, gas fired central heating via radiators, CAT 5 cabling via perimeter trunking, an entry phone system, fluorescent LED lighting with carpeted and vinyl floors. The ceiling is a half mansard and has inset Velux windows which results in a slight reduction in overall ceiling height in part but with the correct desk configuration there is minimal loss.

Male and female WC facilities and a kitchen are included within the demise. On-site private parking spaces are available at an additional cost of £1,200 p.a. per space.

Accommodation
(Approximate net internal areas)

Front Office	53.90 m2	(580 ft2)
Rear office	66.20 m2	(713 ft2)
Total	120.10 m2	(1,293 ft2)

Rates
The current rateable value is £10,000 for the front offices and £5,500 for the rear office.

Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

Planning
Office use.

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

Rent
£22,000 per annum exclusive.

Service Charge
A service charge will be levied by the landlord to cover the provision of electricity and heating to the offices and maintenance, cleaning and lighting of the common areas including the external structure.

VAT
The property is elected for VAT.

EPC
The property has a Rating of D-84.

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

Second Floor Offices, Royal Mews













Request a viewing

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

Key contacts

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