

**Office 3 & 4 First Floor, Calderwood House,  
7 Montpellier Parade, Cheltenham, GL50 1UA**

-  **Offices**
-  **Cheltenham**
-  **To Let**
-  **33.58 m2 (361 ft2)**



**TO LET**



# Office 3 & 4, First Floor, Calderwood House

**Attractive First Floor Offices located in the Montpellier area of Cheltenham. On-site car parking space.**

## Location

Calderwood House is situated to the west side of Montpellier Parade, within about 50 yards of the junction with Montpellier Terrace (A40), close to the Eagle Star Tower Building, Montpellier and Imperial Gardens. Montpellier and the town centre shopping facilities are within easy reach of this property.

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

Calderwood House is a fine detached period building set back from Montpellier Parade, currently let in office suites and standing in its own attractive grounds. The available offices are located on the first floor and consist of 2 well

proportioned rooms which include a shared kitchen / breakout area. The accommodation is due to be redecorated and benefits from Cat II lighting and gas fired central heating. Shared toilets are available at second and lower ground floor level within the building.

The offices also benefit from 2 on site car parking spaces.

## Accommodation

(Approximate net internal floor areas)

Office 3 & 4	33.58 m2	(361 ft2)
Kitchen		
<b>Total</b>	<b>33.58 m2</b>	<b>(361 ft2)</b>

## Rates

The rates will need to be re-assessed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Offices which fall within Class E of the Use Classes Order 1987.

## Service Charge

£4,080 p.a. increasing each December by reference to the Retail Price Index and covering the provision of cleaning and heating to the offices and the

building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas include the external structure and common garden areas.

Electricity usage will be charged separately.

## Terms

A new lease is available for a term expiring 31st July 2027, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## Rent

£8,750 p.a. exclusive of rates, payable quarterly in advance.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## EPC

The property has an EPC Rating of D-90.

## Legal Costs

The ingoing 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



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