

**Second Floor Offices, 16 Imperial Square,
Cheltenham GL50 1QZ**

- 🏢 Offices
- 📍 Cheltenham
- 🏠 To Let
- 📏 66.84 m2 (719 ft2)



TO LET



Second Floor Office Suite

Attractive office suite in a prestigious building overlooking Imperial Gardens close to a wide range of town centre facilities.

Location

The property is situated within the centre of Cheltenham close to the Promenade and opposite the Town Hall. Imperial Square is recognised as one of the town's premier office locations, being close to all central 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.

EPC

The property has an EPC rating of D-85.

Description

The property comprises a 19th century mid terraced Grade II* listed building.

The available office suite is made up of 3 rooms at second floor level and is approached by a shared common entrance hall and staircase leading to kitchenette/staff room with separate Male and Female toilet facilities at mezzanine level with the main offices located just off the main second floor landing.

The offices benefit from gas fired central heating, modern lighting and Category 5 computer cabling. The offices are due to be redecorated and re-carpeted shortly.

Accommodation

Approximate net internal areas:

Total office space 66.84 sq m 719 sq ft

Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The assessment appearing in the Valuation List is £6,900.

Service Charge

Fixed at £3,500 p.a. + VAT to cover the landlord's costs for maintaining the external areas, the structure/fabric of the building and decorations, including common entrance hall and staircase. The sum to increase annually by reference to the Retail Price index.

Terms

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

Rent

£9,500 p.a. + VAT

VAT

The property is elected for VAT.

Legal Cost

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





Request a viewing

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

Key contacts

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