



TO LET





3rd Floor Offices, 7 Rodney Road

Refurbished office accommodation situated in a prominent position in Cheltenham town centre with allocated parking. Available on flexible terms.

Location

The property is set back from Rodney Road some 200 m from the High Street. The immediate area comprises a mixture of residential and commercial properties with neighbouring occupiers including accountants, dentists, solicitors, architects and other professionals.

Description

The property is a five storey Grade II Listed building dating from circa 1830 of brick construction with a slate tiled roof. The available suite is situated on the third floor and has been finished to a good specification to include newly decorated and carpeted offices with shared WC and kitchen facilities with electric heating. A car parking space is available at the front of the building.

Accommodation

(Approximate net internal floor areas)

Third Floor	M2	Ft2
Front Left Office	14.77	158.98
Front Right Office	17.81	191.70
Rear Right Office	17.94	193.10
Rear Left Office	7.93	85.36

Rates

The Rateable Value listed on the Valuation Office Agency website is £4,800. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

The property has a Rating of B-47.

Terms

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

Rent

£6,500 per annum exclusive.

Planning

Office use.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas. Further details available from agents upon request.

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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