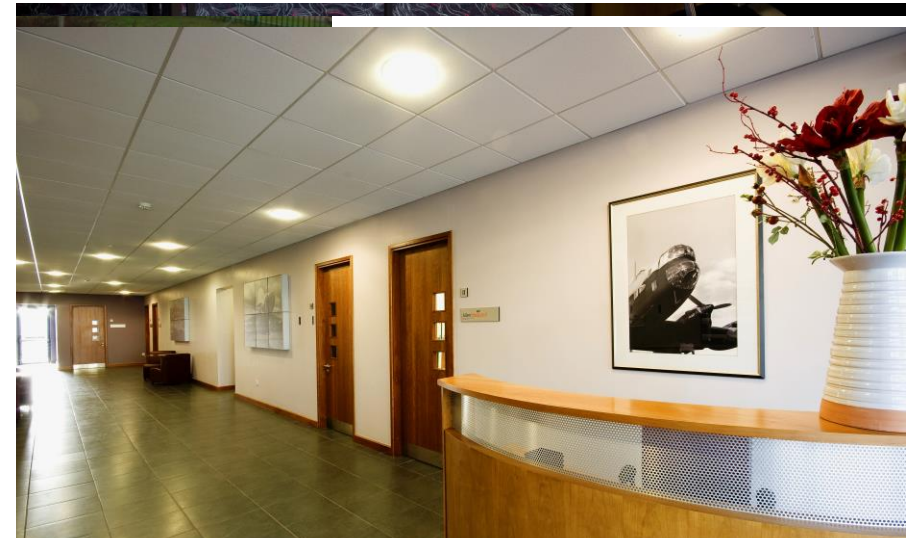


**Unit 8 Lancaster Centre, Meteor Business Park,
Staverton, GL2 9QL.**

- Offices
- Cheltenham
- To Let
- Size 34 m2 (365 ft2)





Lancaster Centre, Staverton

High quality air-conditioned offices with comfort cooling. Up to 55 car parking spaces. Situated adjacent to Staverton Airport between Cheltenham and Gloucester.

Location

Modern air-conditioned business centre situated in a prime location adjacent to Staverton Airport between Cheltenham and Gloucester and close to the M5 motorway.

Description

High quality air-conditioned offices with suspended ceilings, Category 2 Lighting and heating and comfort cooling system. The offices benefit from an intruder alarm and CCTV security along with door entry and security key systems. A total of 55 car parking spaces at the Centre can be reserved. Use of meeting and conference room facility.



Accommodation

(Approximate net internal floor areas)

8 Lancaster Centre	34 sq m	(365 sq ft)
--------------------	---------	-------------

Terms

Offices are available on a lease or licence with term to be agreed with a minimum term of 3 months.

Rates

Rateable Value 2023/2025

8 Lancaster Centre	£5,700
--------------------	--------

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

Rent

Rents inclusive of building insurance, service charge, heating/air con, Broadband, Communal Area cleaning, Parking, Security:

8 Lancaster Centre	£816 per month
--------------------	----------------

Meeting Room available for hire per hour.

VAT

The property is elected for VAT purposes.

Legal Costs

No ingoing legal costs from the Landlord.





Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

