

**Second Floor Offices, 16/17 Montpellier Arcade  
Montpellier Street, Cheltenham, GL50 1SU**

- 🏢 Offices
- 📍 Cheltenham
- 📌 To Let
- 📏 94.37m<sup>2</sup> (1,016 ft<sup>2</sup>)



**TO LET**



# Second Office Suite, Montpellier Arcade

**A quality second floor office suite situated in the heart of the Montpellier Shopping Area.**

## Location

The premises are situated at second-floor level of Nos. 16/17 Montpellier Arcade within the fashionable shopping area of Montpellier, close to Cheltenham town centre and a wide range of 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.

## Description

The office is approached from Montpellier Street via a private entrance and staircase to the second-floor landing.

The available offices comprise a self-contained suite made up of a large open plan workspace with additional private office and kitchenette just off the main room. A separate WC is accessed off the second-floor landing and is demised to the offices.

The accommodation has attractive natural wood finished doors, architraves and skirtings together with moulded plaster cornicing and sash windows.

## Accommodation

(Approximate net internal areas)

Total space: 94.37 sq m (1,016 sq ft)

## Planning

Offices within Class E of the Use Classes Order 1987.

## EPC

The property has an EPC rating of E-103 expiring May 2029.

## Rates

The assessment appearing on the Valuation List from April 2026 is £9,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Service Charge

The tenant is to contribute towards a fixed service charge in respect of maintenance of the external fabric of the building and common areas. Sum to be confirmed.

## Terms

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

## Rent

£11,000 p.a. plus VAT.

## VAT

The property is elected for VAT.

## Legal Cost

The 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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