

# Ground Floor, Unit 5 Manchester Park, Tewkesbury Road, Cheltenham, GL51 9EJ.

- Office
- Cheltenham
- To Let

& 225.45 m2 (2,427 ft2)





# **Ground Floor, Unit 5 Manchester Park**

Refurbished open plan offices approximately 3 miles from Junctions 10 and 11 of the M5 motorway.

#### Location

Manchester Park is a development of nine business units in distinctive colours of grey and blue fronting the northern side of Tewkesbury Road (A4019) which is one of the main arterial roads leading out from Cheltenham town centre which is approximately 1½ miles to the southeast. Junctions 10 and 11 of the M5 motorway are located within 3 miles to the northeast and southeast of the property.

## **Description**

Unit 5 comprises a purpose-built two storey business unit of steel portal frame construction with fully clad elevations and roof. The property has concrete floors and the internal perimeter walls are of blockwork, plastered and/or painted.

There is office accommodation over both floors which have been refurbished to a good specification including:

- Suspended ceilings including LED lighting
- Gas central heating with separate gas boilers serving each floor
- Air conditioning units and carpeting and vinyl flooring
- Double glazed tinted windows
- Fire and intruder alarm systems

#### **Accommodation**

(Approximate gross internal area)

Ground Floor 225.45 m2 (2,427 ft2)

#### **Rates**

The property will need to be reassessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## **Planning**

Within Class E of the Use Classes Order 1987.

#### **Terms**

The property is offered by way of a new lease for a term to be agreed.

#### Rent

£18,000 per annum exclusive.

### **Service Charge**

An Estate Charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

#### **VAT**

The property is elected for VAT.

#### **EPC**

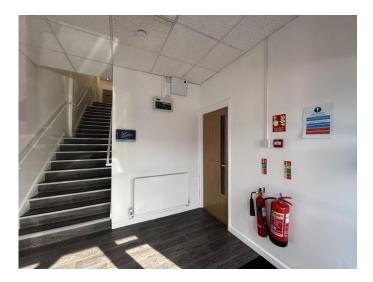
The property has a Rating of C-66.

### **Legal Costs**

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



# **Ground Floor, Unit 5 Manchester Park**















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

# **Key contacts**



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