





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.





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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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