

**Second Floor Office Suite, 12 Imperial
Square, Cheltenham, GL50 1QB**

- 🏢 Offices
- 📍 Cheltenham
- 🏠 To Let
- 📏 16.16 m2 (174 ft2)



TO LET



Second Floor Office Suite

An attractive Second floor office suite in a prestigious building overlooking Imperial Gardens close to a wide range of town centre facilities.

Location

The property is situated within the prime office location of Cheltenham town centre, overlooking Imperial Square, the Town Hall and within a couple of hundred yards of the Promenade.

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.

EPC

The property has an EPC rating of E-122.

Description

The property comprises a 19th century mid terraced Grade II* listed building.

The available office suite is made up of 2 interconnecting rooms at second mezzanine level with shared kitchenette and Male and Female toilet facilities at first floor level.

The offices have painted plastered walls and ceilings with laminated flooring throughout. Lighting is provided by LED spot lighting and the suite further benefits from night storage heaters in both rooms. The suite comes with its own designated electricity supply. Parking permits within the square may be available from Gloucestershire County Council.

Accommodation

Approximate net internal areas:

Total office space 16.16 sq m 174 sq ft

Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The assessment currently appearing in the Valuation List is : Rateable Value: £1,900.

Service Charge

Fixed at £1,600 and increases annually by reference to the Retail Price index. This covers the maintenance and upkeep of the external and common areas of the building plus fire alarm system, refuse collection, water rates and the lighting of the common areas.

Terms

Available by way of a new lease available for a multiple term of 3 years. The office suite is available late December 2023/early January 2024.

Rent

£5,000 per annum.

VAT

The property is not elected for VAT.

Legal Cost

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





Request a viewing

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

Key contacts

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