



TO LET





Unit 2a Hesters Way CRC, Cheltenham

Prominent business unit with potential for a variety of uses. Available on a flexible basis.

Location

The site is prominently located, fronting Princess Elizabeth Way with a return frontage to Cassin Drive and opposite the Gloucestershire College Campus. The surrounding area is predominantly residential, and within a few hundred metres of the Coronation Square shopping area and within about ½ mile of the main entrance to the GCHQ site, adjacent to the roundabout intersection of Princess Elizabeth Way with the Gloucester Road. The site is approximately 2½ miles south-west of Cheltenham town centre.

Description

The property is constructed of brick and blockwork with painted render and some external wooden cladding, the main part of the property is two storeys, whilst the warehouse/commercial units were constructed as single storey. It has a pitched profile cladding insulated roof.



The accommodation in Unit 2a is over 2 floors and comprises offices, a kitchen/staff area and WC facilities.

Accommodation

(Approximate net internal area)

52.5 m2 (565 ft2).

Planning

The property falls within Class E of the Use Classes Order 1987.

Rates

The assessment appearing on the Valuation Office Agency website is £3,800. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

A new lease is available for a term to be agreed.

Rent - £6,000 per annum.

Service Charge

A charge will be levied by the Landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

EPC

The property has an EPC rating of C-65.

VAT

The property is elected for VAT.

Legal Costs

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





Unit 2a Hesters Way CRC, Cheltenham






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

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, ASH Chartered Surveyors 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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

