

Unit 2a Hesters Way Community Resource Centre, Cassin Drive, Cheltenham, GL51 7SU.

- Office
- Cheltenham
- To Let

52.5 m2 (565 ft2)





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.



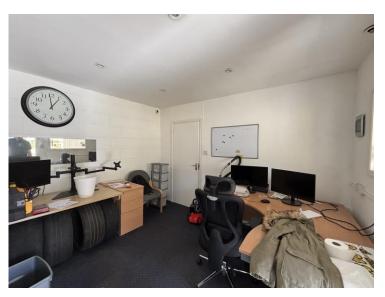


Unit 2a Hesters Way CRC, Cheltenham











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

Key contacts

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