

**Second Floor Office Suite, 105-107 Bath Road  
Cheltenham, GL53 7LE.**

- Offices
- Cheltenham
- To Let
- 51.65m<sup>2</sup> (557 ft<sup>2</sup>)



TO LET



# Second Floor Office Suite

**Second floor Office Suite located within an exceptional Period Building. Conveniently located close to the Bath Road Shopping area.**

**Excellent on site car parking facilities.**

## Location

The offices are situated to the western side of Bath Road adjacent to Cheltenham Boys College and are approximately 100 metres from the popular shopping area within Bath Road. The Property is located approximately ½ mile south of Cheltenham town centre. Cheltenham Spa mainline railway station is located approximately 1¼ miles to the north west.

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.

## Description

The office suite extends to the north section of this fine period office building and is set in its own grounds. The available office is located at second floor level and provides a large open plan space with good natural lighting provided by windows on two sides.

The building has fine Cotswold stone ashlar front elevations with Portico entrance including security doors leading to a shared Entrance Hall with woodstrip flooring and main staircase access to the available office suite via the first-floor landing.

The suite has recently been redecorated and carpeted throughout. Ceiling mounted LED lighting is present with telephone, Ethernet and power points available via floor and wall access points. There is a small tea making area within the office however, there is a shared Kitchen and Male and Female toilet facilities accessed off the first-floor landing.

Heating is provided by a common gas fired central heating boiler serving the building.

The office comes with two on-site private parking spaces. There are also visitor parking spaces onsite.

## EPC

The offices are exempt as the building is Listed.

## Accommodation

Approximate net internal areas

Total office space 51.65 sq m 577 sq ft

## Planning

Offices within Class E of the Use Classes Order 1987.

## Service Charge

The service charge is currently running at £5,772 plus 29.94% usage of the electricity supply to the offices.





# Second Floor Office Suite

## Service Charge (Continued)

The service charge includes the Uniform Business rates, water rates, cleaning of the communal areas, heating plus external repair and maintenance of the building and grounds.

## Terms

Available by way of a new lease available for multiple term of 3 years.

## Rent

£5,700 p.a. + VAT

## VAT

VAT is payable on the rent and service charge at present.

## Legal Cost

Each party to bear their own costs incurred in the transaction, save that should the tenant pull out of the transaction from the date that solicitors are instructed then the tenant is to meet the landlord's legal costs incurred in full to that date.





# Request a viewing

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

## Key contacts

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