



TO LET

CHELTENHAM – SECOND FLOOR OFFICES, ROYAL MEWS, ST GEORGES PLACE GL50 3PQ



- Open plan office suite over three rooms in Cheltenham Town Centre.
- Available by way of a new lease for a term to be agreed.
- On site private parking spaces are available at an additional cost.
- 124.58 sq m (1,340 sq ft).

AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT



LOCATION

Royal Mews is situated in St Georges Place which runs parallel to Royal Well Road and is therefore a couple of minutes from the Promenade and High Street. Offering an excellent business location the property is some 1 mile east of the railway station and 3 miles east of junction 11 of the M5 Motorway.

DESCRIPTION

Royal Mews is a modern detached building with brick elevations under a pitched and tiled roof. A wide archway provides vehicular access to the rear of 12 & 13 Royal Crescent.

The available suite is located on the second floor and is accessed via a communal staircase. It comprises two large offices with separate meeting room and the specification includes air conditioning in the main office, gas fired central heating via radiators, CAT 5 cabling via perimeter trunking, an entry phone system, fluorescent LED lighting with carpeted and vinyl floors. The ceiling is a half mansard and has inset Velux windows which results in a slight reduction in overall ceiling height in part but with the correct desk configuration there is minimal loss.

Male and female WC facilities and a kitchen are included within the demise. On-site private parking spaces are available at an additional cost of £1,200 p.a. per space.

ACCOMMODATION

(Approximate Net Internal area)

Office 1	45.90 sq m	494 sq ft
Office 2	66.23 sq m	713 sq ft
Meeting room	12.45 sq m	134 sq ft
Total	124.58 sq m	1,340 sq ft

PLANNING

Office use.

RATES

The current rateable value is £10,000 for the front offices and £5,500 for the rear office. Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

The offices are offered by way of a new lease for a term to be agreed.

RENT

£16,100 + VAT per annum exclusive.

SERVICE CHARGE

A service charge will be levied by the landlord increasing annually by reference to the Retail Price Index and covering the provision of electricity and heating to the offices and the building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas including the external structure.

VAT

The property is elected for VAT.

LEGAL COSTS

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

EPC

EPC is being prepared.

VIEWING

Harry Pontifex hjp@ashproperty.co.uk

or

Simon McKeag sjm@ashproperty.co.uk

01242 237274 or 01452 300433

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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