

Office 3, First Floor, Calderwood House, 7 Montpellier Parade, Cheltenham, GL50 1UA

- Offices
- **O** Cheltenham
- To Let

\$\text{18.84 m2 (202 ft2)}





Office 3, First Floor, Calderwood House

Attractive First Floor Office located in the Montpellier area of Cheltenham. On-site car parking space.

Location

Calderwood House is situated to the west side of Montpellier Parade, within about 50 yards of the junction with Montpellier Terrace (A40), close to the Eagle Star Tower Building, Montpellier and Imperial Gardens. Montpellier and the town centre shopping facilities are within easy reach of this property.

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.

Description

Calderwood House is a fine detached period building set back from Montpellier Parade, currently let in offices suites and standing in its own attractive grounds. The available office is located on the first floor and consist of a well proportioned room which includes a shared kitchen / breakout area. The accommodation benefits from Cat II lighting and gas fired central heating. Shared toilets are available at second and lower ground floor level within the building.

The office also benefit from 1 on site car parking space.

Accommodation

(Approximate net internal floor areas)

Office 3 18.84m2 (202 ft2)

Rates

The rates will need to be re-assessed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Offices which fall within Class E of the Use Classes Order 1987.

Service Charge

£2,285 p.a. increasing each December by reference to the Retail Price Index and covering the provision of cleaning and heating to the offices and the

building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas include the external structure and common garden areas.

Electricity usage will be charged separately.

Terms

A new lease is available for a term expiring 31st July 2027, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£4,500 p.a. exclusive of rates, payable quarterly in advance.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

EPC

The property has an EPC Rating of D-90.

Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction.





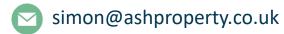
Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS



07737 691453



Harry Pontifex BSc (Hons) MRICS

harry@ashproperty.co.uk

07917 886176

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 & Co CS LLP 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 & Co CS LLP and accordingly, we recommend you obtain advice from a specialist source.



