

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

 **Offices**
 **Cheltenham**
 **To Let**
 **53.12m2 (571 ft2)**



TO LET



First Floor Office Suite

**First 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 western section of this fine period office building and is set in its own grounds. The available offices are located at first floor level and provides a large open plan space with a smaller office to the rear. Both offices benefit from 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 painted plaster walls and ceiling and is carpeted throughout. Ceiling mounted LED lighting is present with telephone, Ethernet and power points available via floor and wall access points.

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 offices come with two on site private parking spaces. There are also additional visitor spaces onsite.

EPC

The offices are exempt as the building is Listed.

Accommodation

Approximate net internal areas

Total office space 53.12 sq m 571 sq ft

Planning

Offices within Class E of the Use Classes Order 1987.

Service Charge

The service charge is currently running at £6,000 + VAT plus 32.06% shared usage of the electricity supply which serves the small office wing at first floor level.





First 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

£8,500 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

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 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, Alder King 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 Alder King and accordingly, we recommend you obtain advice from a specialist source.

