

**Second Floor Offices, 14/15 Montpellier Arcade
Montpellier Street, Cheltenham, GL50 1SU**

 **Offices**

 **Cheltenham**

 **To Let**

 **42.54 m2 (458 ft2)**



TO LET



Second Floor, 14/15 Montpellier Arcade

Attractive Second Floor office suite in the heart of the Montpellier Shopping Area.

Location

The premises are situated at second-floor level of Nos. 14/15 Montpellier Arcade within the fashionable shopping area of Montpellier, close to Cheltenham town centre and a wide range of facilities.

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 property consists a Grade II mid terraced period building of three storey construction with rendered elevations.

The Second floor comprises a self-contained suite of 3 linked rooms with a kitchen and 2 separate WC's.

Accommodation	M2	Ft2
Office 1	11.58	124
Office 2	13.80	148
Office 3	10.03	107
Kitchen	7.37	79
Total	42.54	458

The accommodation has attractive natural wood finishes doors, architraves and skirtings together with moulded plaster cornicing and sash windows.

Planning

Offices within Class E of the Use Classes Order 1987.

EPC

The property has an EPC rating of E-103.

Rates

The current Rateable Value appearing on the Valuation List is £5,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Service Charge

A service charge is levied to cover the costs of the upkeep of the external and common areas.

Terms

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

Rent - £5,750 per annum.

VAT

The property is elected for VAT.

Legal Cost

Each party is responsible for their own legal costs incurred in this transaction.





Second Floor, 14/15 Montpellier Arcade






Request a viewing

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

Key contacts

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