





# 2 Station Mews, Old Station Drive

**Refurbished high quality office accommodation one mile from Cheltenham town centre.**

## Location

The property is located within the Liddington Industrial Estate off Leckhampton Road, approximately ½ a mile south from its junction with the A46 Shurdington Road/Bath Road retail shopping parade and 1 mile southeast from central Cheltenham. The estate consists of a mix of both office buildings and more traditional industrial units.

## Description

Unit 2 Station Mews forms part of a larger building divided to provide a total of four units of steel portal frame construction, with a combination of rendered and exposed brick elevations to half height with cladding to full height and a double skin profiled roof with translucent roof panels. The building has double glazed, powder coated, aluminium framed windows and door entrances, together with concrete flooring.

The accommodation is over two floors with a ground floor entrance lobby leading to two offices, the rear one incorporating a kitchen point, WC facilities and access to the first floor where there is an open plan office and 2 private offices/meeting rooms.

The property has been refurbished to a high standard throughout and the specification includes carpet flooring, emulsion painted plastered walls/ceilings, LED lights and wall mounted electric radiators. The kitchen point has a range of fitted units and single sink unit with tiled splashback.

There are 3 allocated parking spaces to the front of the building and on-street parking in the immediate area.

## Accommodation

Approximate net internal areas

	m2	ft2
Ground Floor	56.13	604
First Floor	74.32	741
<b>Total</b>	<b>124.97</b>	<b>1,345</b>

## Rates

The assessment appearing on the Valuation Office Agency website is £12,250.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered freehold with vacant possession.

**Price - £325,000.**

## Planning

As offices or other uses within Class E of the Use Classes Order 1987.

## EPC

The property has an EPC rating of D-77.

## VAT

The property is elected for VAT.

## Legal Costs

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







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# Request a viewing

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

## Key contact

**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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