

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**Gainsborough House
42 - 44 Bath Rd Cheltenham
GL53 7HJ**

CONSULTING ROOMS TO LET (ALL INCLUSIVE RENT / FLEXIBLE TERMS)



- **WELL PRESENTED ROOMS**
 - **WAITING AREA**
- **RENT INCLUDES ALL BILLS**
- **TOWN CENTRE LOCATION**
- **OPPOSITE PUBLIC CAR PARK**
- **AVAILABLE IMMEDIATELY**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

DESCRIPTION

The property comprises of the lower ground floor of Gainsborough House located at the junction of Bath Road and Bath Parade. The accommodation is well presented with the accommodation having been freshly painted and newly carpeted. Individual consultancy rooms available to rent on a monthly all-inclusive rent.

ACCOMMODATION

Room 1 - 4m x 4.3m Air conditioning & skylight	Available to Rent at £570 PCM
Room 2 - 3m x 4.3m Skylight	Available to Rent at £425 PCM
Room 3 - 3m x 4.3m Air conditioning & Skylight	Available to Rent at £450 PCM
Room 4 - 3.2m x 4.3m Air conditioning & Skylight	Available to Rent at £455 PCM
Room 5 – Triangular in shape Air conditioning	Available to Rent at £325 PCM
Room 6 - 4m x 2.5m Window	Available to Rent at £400 PCM
Room 7 - 4m x 2.1m Window	Available to Rent at £350 PCM
Room 8 - 4m x 2.8m Air conditioning & Window	Available to Rent at £450 PCM
Room 9 - 3.3m x 2.8m Window	Available to Rent at £350 PCM
Room 10 - 3.3m x 3m Air conditioning & Window	Available to Rent at £400 PCM
Room 11 - 4.5m - 3m Air conditioning & Window	Available to Rent at £525 PCM

RENT

The rent includes all Business Rates, electricity & Wifi usage. There is a minimum term of 6 months with a deposit of £400.



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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