

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

5 COURT MEWS CHARLTON KINGS GL52 6HS

**TO LET
SELF CONTAINED OFFICES
901 SQ FT**



£13,500 PA

Two storey open plan accommodation

With 2 Car Parking

New Lease

Available from September 2025



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The property is set in an excellent secondary position just up from Six Ways in Charlton Kings with a variety of businesses, shops and public house opposite.

DESCRIPTION

A two-storey end of terrace modern self-contained office building with car parking facilities. The property has recently been recently repainted.

ACCOMMODATION (Areas and measurements approximate only -NIA)

Ground Floor

Disabled WC

U shaped ground floor office equating to 39.9 sq m (429 sq ft)

First Floor

Stairway leading to large landing leading to:

U shaped light airy office equating to 43.8 sq m (471 sq ft)

Total Net Internal Area 83.07 sq m (901 sq ft)

TERMS

The property is available on a New IRI Lease at £13,500pa (£15 per Sq Ft)

EPC – 84D

RATES

Rateable Value £10,000 Rates Payable (2025) £0 with Small Business Relief

LEGAL COSTS

Each party will be responsible for paying their own legal costs.

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.

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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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