



**3rd Floor, 43-45 Promenade,
Cheltenham, GL50 1LE**

From approx. 207 sq ft (19.2 sq m) to 1,714 sq ft (159.2 sq m)

Subject to contract

- New Lease(s) Available
- Central Location
- Air Conditioning
- Passenger Lift to All Floors
- Available as a whole or in part

Location

Cheltenham is located close to junctions 10, 11 and 11a of the M5. The city of Gloucester is located approximately 10 miles to the west, Birmingham 50 miles north and Bristol 50 miles to the south.

The offices are located on The Promenade in the heart of Cheltenham town center, close to various leisure and retail amenities.

Description

The available accommodation comprises the top floor within a wider multi-let office/retail building. The third floor comprises three separate offices which can be combined to create a larger single office. The individual suites are open plan to most part with a single glazed office/meeting room (Suite 2) and in suite 1 a concertina door to enable a division of the accommodation. The offices benefit from Perimeter Heating, Air Conditioning, Passenger Lift, Raised Access Floors and Communal Kitchen and WCs.

Accommodation

We calculate the following approximate net internal areas:

Third Floor Suite	Area (sq ft)	Area (sq m)
1	730	67.8
2	777	72.2
3	207	19.2
TOTAL	1,714	159.2

Terms

The accommodation is offered for a term to be agreed, subject to Landlord approval. Rental by negotiation depending on lease terms.

A service charge is payable towards upkeep of the common areas, building maintenance and buildings insurance, etc. Full details on application

Rates

The third floor is currently assessed on the following basis;

Rateable Values :
Suite 1 & 3 Combined* - £19,000
Suite 2 - £10,250

Rates payable are a proportion of Rateable Value and applicants should enquire to the local authority for confirmation of this.

*Suites 1 and 3 will require a re-assessment if let individually.

Source: Valuation Office Website.

Legal Costs

The tenant(s) will be required to contribute towards the Landlord's legal costs up £1,000 (+ vat).

Value Added Tax

We understand that vat will be payable on the figures quoted.

EPC

The Property has been assessed with a rating of D-100.

Viewing

By prior appointment with the sole agents.



Ground Floor Entrance

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