



**Unit 1, Fairview Court, Fairview Road,
Cheltenham, GL52 2EX**

From 493 sq ft (45.8 sq m) to 1,407 sq ft (130.7 sq m)

Subject to contract

- Self-contained ground floor suites to let separately or together.
- Modern accommodation within a period style building
- Parking
- New lease(s) available

Location

The building stands at the front of a modern courtyard scheme of offices to the north of Cheltenham Town centre

Description

Modern office accommodation behind a period style façade. The ground floor is arranged as 3 offices and the first floor is open plan and currently partitioned to provide 2 offices. The first floor includes a kitchen point. Each floor is self-contained with a private WC. There is a private car space in the courtyard and we understand permits are available to purchase for parking in the locality.

Accommodation

We calculate the following approximate net internal floor areas:

Ground floor	493 sq ft (45.82 sq m)
First floor	914 sq ft (84.9 sq m)
Total	1,407 sq ft (130.72 sq m)

Rates

Rateable value:
Ground Floor £6,000, First Floor £10,500
(Source: Gov.co.uk). Rates payable are a proportion of rateable value.



Terms

The ground floor and first floors are available to let separately or together on new lease terms to be agreed. Quoting rental £22,000 per annum or £8,500 per annum, exclusive ground floor, £15,000 p.a.x. first floor.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Value Added Tax

We are advised that vat is not payable on the figures quoted.

EPC

Assessed in Band C (54). Details available on request.

Viewing

By prior appointment with the sole agents.

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