



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

914 sq ft (84.9 sq m)

Subject to contract

- Self Contained Accommodation.
- Modern accommodation within a period style building.
- Allocated Parking.
- New lease available.
- Walking Distance to Central Cheltenham/ John Lewis etc.

Location

Fairview Court is a modern office development which is located on Fairview Road, to the north of Cheltenham Town centre within easy walking distance to John Lewis and all the retail and leisure amenities Cheltenham has to offer. Unit 1 fronts the development and is situated in a prominent position within a mixed use area including residential, office, restaurant and retail uses.

Description

The Property provides modern office accommodation behind a period style façade. The first floor provides open plan accommodation with a fitted kitchen point and private WC/Shower. There is a private car parking 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 | Under Offer |
| First floor | 914 sq ft (84.9) |

Rates

The building has recently been split and we are awaiting an assessment for the first floor in isolation, we expect this to be well below the threshold for payment and therefore expect (subject to confirmation) that the majority of tenants would receive 100% rates exemption.

Use

The building sits within Class E and therefore can be used for a wide variety of occupiers including Office, Retail, Café, Clinic and some Gym uses. Please contact the office for more information.

Terms

To let on terms to be agreed. Quoting rental £15,000 p.a.x.

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.



First Floor