

TO LET

**A QUALITY SELF CONTAINED FIRST FLOOR OFFICE SUITE
430 SQ.FT (39.94 sq. m.)**

**Providing Attractive Space of Character and Appeal
Overlooking Montpellier Street
within the heart of the fashionable
MONTPELLIER SHOPPING AREA
and close to a wide range of facilities**



**FIRST FLOOR SUITE
14/15 MONTPELLIER ARCADE
CHELTENHAM
GLOUCESTERSHIRE GL50 1SU**

01242 255242

www.spacharteredsurveyors.com

LOCATION

The premises are situated at first floor level of Nos. 14/15 Montpellier Arcade within the fashionable shopping area of Montpellier, close to Cheltenham town centre and a wide range of facilities.

DESCRIPTION

The offices comprise an attractive self contained suite of 2 rooms with a kitchen and separate WC.

The accommodation has attractive natural wood finishes to doors, architraves and skirtings together with moulded plaster cornicing and sash windows.

ACCOMMODATION

The office suite is approached by its own entrance from Montpellier Street via a staircase to landing giving access to:-

- Entrance Lobby:** Having security alarm panel, windows overlooking Montpellier Arcade and access to:
- Office 1(front):** 19'6" x 12'3" (max) having sash window with fitted blind overlooking Montpellier Street, Cat II fluorescent lighting, built in wall shelving and double cupboard. Door to:
- Office 2 (front):** 15'8" x 12'3" + 5'0" x 7'1" having sash window to front with fitted blind, window and alcove shelving. Also two Cat II fluorescent strip lights. Three double power points and two incoming telephone lines. Door to:
- Kitchenette:** Having stainless steel single drainer sink unit with shelving. Also Xpelair extractor fan.
- Inner Hallway:** Leading to **Separate WC**.

LEASE

A new tenants internal repairing lease is available for a term of years to be agreed, subject to upward rent reviews at 3 yearly intervals, at the commencing rent of £6,500 p.a., payable quarterly in advance exclusive of rates.

SERVICE CHARGE

The tenant is to contribute towards a fixed service charge in respect of maintenance of the external fabric of the building and common areas. This charge will be set at £2,000 p.a. increasing annually by reference to the RPI.

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SERVICES

Mains, electricity, water and drainage are connected to the property. Please note the services and appliances have not been tested for their serviceability or suitability.

RATING

The Rateable Value is £4,700.00. The Uniform Business Rates payable for the current financial year 2018/19 amount to £2,317.10. Small Business Rates Relief may be available, subject to status.

PARKING

Two on road parking permits are available with the first-floor office suite at a cost of £250 p.a. each from Gloucestershire County Council.

LEGAL COSTS

The tenant is to be responsible for both parties legal costs incurred in this transaction.

VAT

All prices are quoted exclusive of VAT where payable.

VIEWINGS

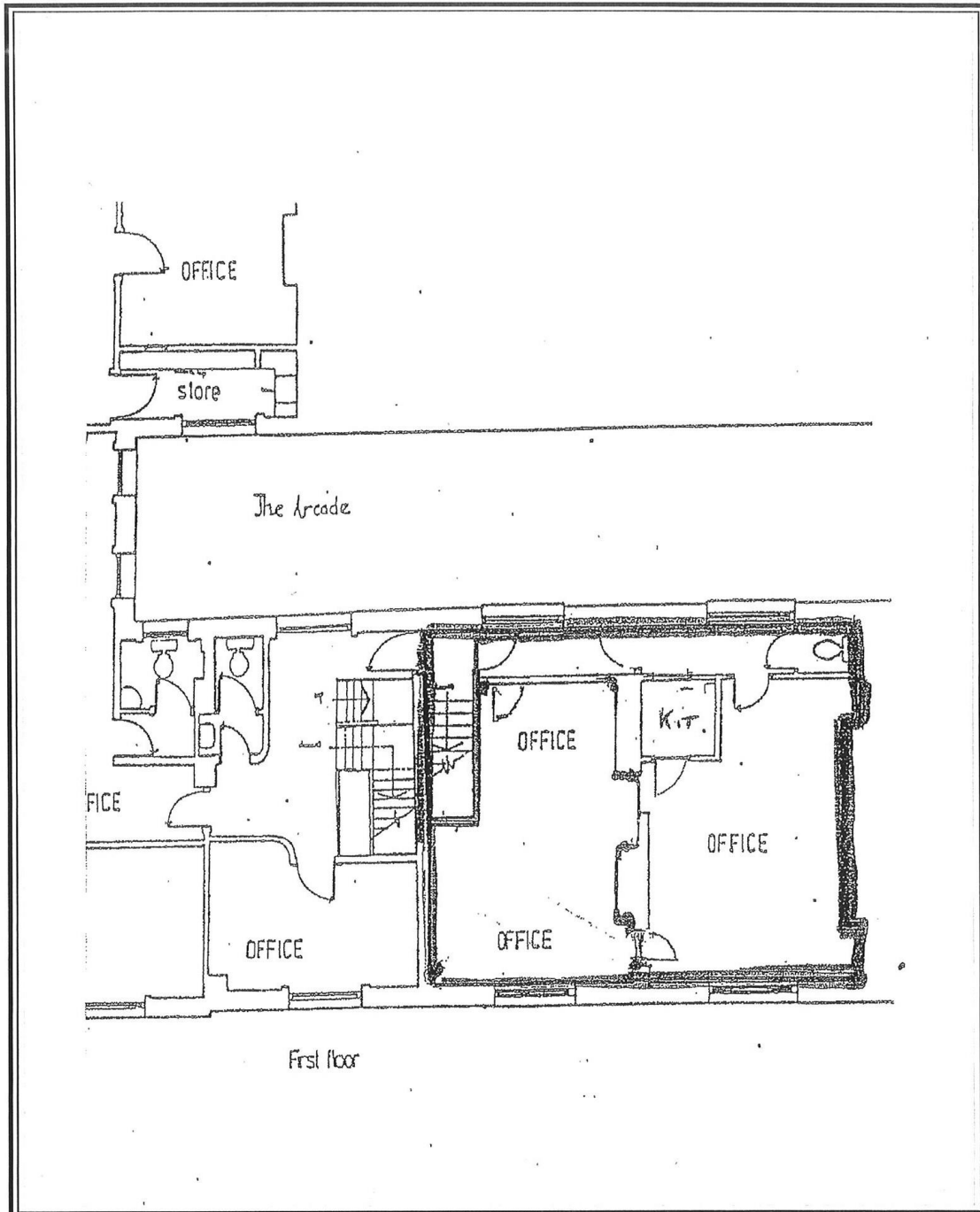
Strictly by prior appointment with the sole letting agents:

SPA Chartered Surveyors, 5 Kew Place, Cheltenham, Gloucestershire GL53 7NQ
Tel. No. (01242) 255242

Simon Pontifex: simonpontifex@spacharteredsurveyors.com
Harry Pontifex: harry@spacharteredsurveyors.com



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