

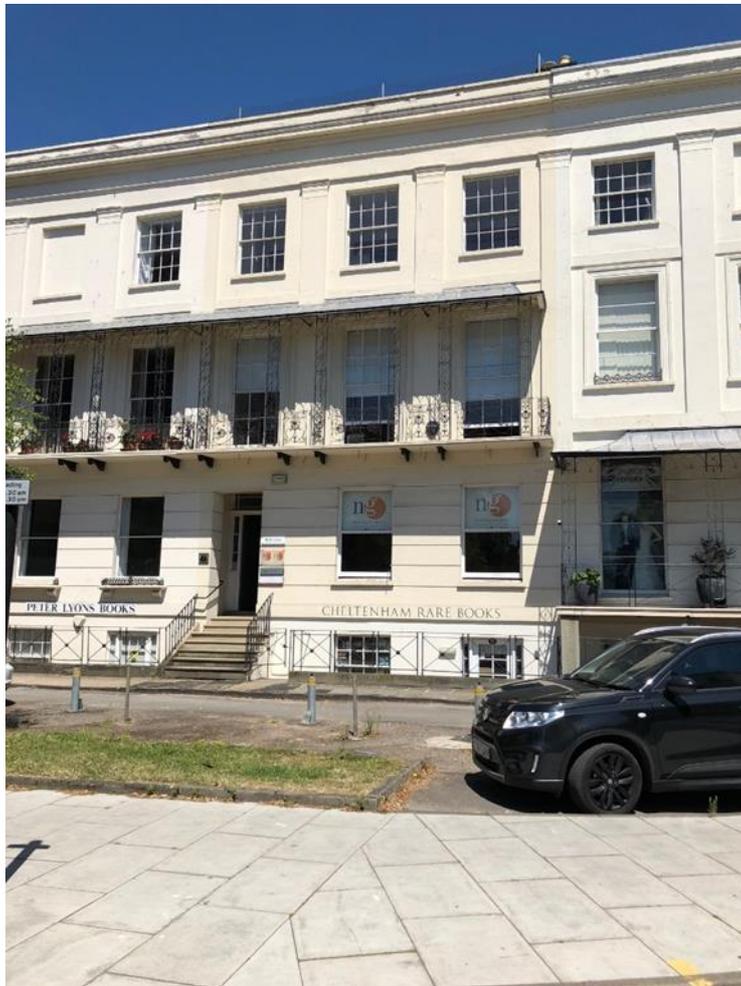
SPA
CHARTERED SURVEYORS



TO LET

**AN IMPRESSIVE ARCHITECT DESIGNED
SECOND AND THIRD FLOOR
REFURBISHED OFFICE SUITE
970 SQ. FT. (90.11 SQ. M.)
WITH 2 CAR PARKING SPACES**

**Providing a mix of Open Plan and Cellular Offices
including a roof balcony area**



**12 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE GL50 1QB**

01242 255242

www.spacharteredsurveyors.com

SITUATION AND DESCRIPTION

The property is situated within the prime office location of Cheltenham town centre, overlooking Imperial Square, the Town Hall and within a couple of hundred yards of the Promenade.

The office suite which has just undergone extensive refurbishment works, extends to the second and third floors of the building, provides modern designed space with reception and 3 smaller front offices on the second floor, linked by a spiral staircase to an attractive open plan office area formed within the roof space, having large dormer side windows providing excellent natural lighting and roof access to a patio area located behind the front parapet wall.

In all, the accommodation provides attractive and unusual space in excellent decorative order including Cat 5 lighting and data cabling.

ACCOMMODATION

The accommodation comprises (all measurements are given approximately):

Second Floor:

Reception Office: 16'11" x 23'11" (max.) approached from the second floor landing via a glazed door and glazed screen to one side. Also suspended ceiling, inset Cat 5 lighting to ceiling, data cabling points and large rear sash window.

Office 1 (front): 10'2" x 8'4" having inset Cat 5 ceiling lighting, sash window to front and night storage heater.

Office/Store (Centre): 7'8" x 7'3" having front sash window, night storage heater and inset ceiling Cat 5 lighting.

Office (front): 11'10" (max.) x 9'7" having inset Cat 5 lighting, large sash window and night storage heater.

Third Floor:

A spiral staircase leading from the Reception area gives access to:

Office: 19'6" (max.) x 25'0" (max.) having excellent natural lighting, sloping ceiling to front and rear with inset large panel glazed roof-lights, also inset Cat 5 ceiling lighting, fitted air circulation fan, carpet tiled flooring and fitted wall desks to the eaves below 6 ft. and data cabling points. Also partitioned off there is:

Store: 3'2" x 5'1" having part obscure glazed entrance door, fitted worktop surface, roof-light and extractor fan.

Kitchen: 6'6" x 7'8" having no natural lighting, extractor fan, fitted worktop surfaces, including stainless steel sink unit with cold water supply and separate electric water heater. Also, power-point and spot lighting.

Outside: There are two allocated car parking spaces at the front of the building.

A roof terrace is accessed from the top floor open plan office.

Conditions under which particulars are issued. *Simon Pontifex & Associates* for themselves and for the vendors or lessors of this property whose agents they are give notice that (I) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. (II) all descriptions, dimensions, references to condition and necessary permissions, for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements on representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in employment of *Simon Pontifex & Associates* has any authority to make or give any representation or warranty whatever in relation to this property.

SERVICES

Mains, water, electricity and drainage are connected to the building. The suite has electric night storage heating. Broadband fibre optic connections are available to the building. Please note all services and fittings have not been tested for their serviceability or suitability.

RATING

The premises are assessed as "Office & Premises". **Rateable Value - £10,500**. The Uniform Business Rates payable for the financial year 2018/19 amount to **£5,040.00**. Depending on the status, the ingoing tenant may qualify for Small Business Rates relief enquires should be made to Cheltenham Borough Councils Business Revenues Department Tel: 01242 264255.

LEASE

Available by way of a lease assignment expiring **8th May 2020**. An extension lease could be made available.

RENT

£10,500 p.a. increasing to £12,500 p.a. from 9th May 2019 payable quarterly in advance exclusive of rates, to include the exclusive right to 2 car parking spaces located at the front of the building.

SERVICE CHARGE.

The landlord recovers by way of service charge assessed at 40% of the total cost of maintenance, lighting and cleaning of the common parts, maintenance of the fire alarm system, refuse collection, water rates and general property maintenance. The service charge currently runs at a figure of **£ 3,162.19 p.a.** increasing annually reference to the Retail Price Index.

VAT

VAT is not payable on the rent and service charge at present.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment with the sole letting agents SPA Chartered Surveyors, 5 Kew Place, Cheltenham, Gloucestershire GL53 7NQ Tel. No. (01242) 255242

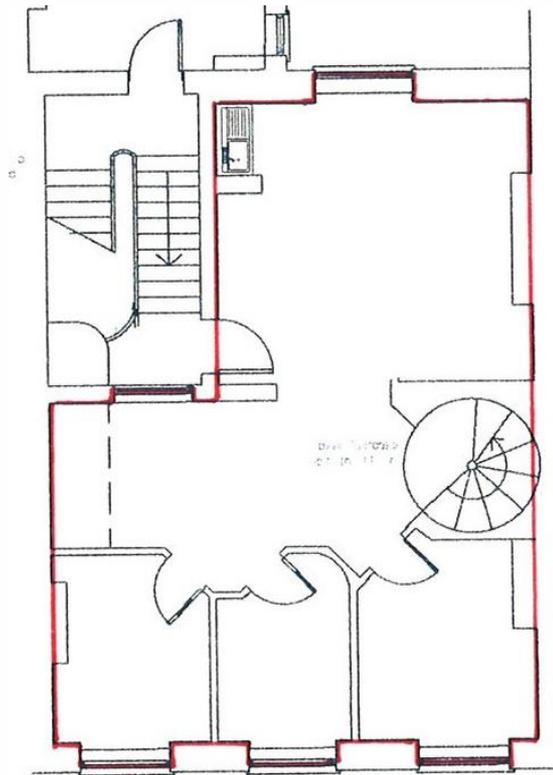
Simon Pontifex: simonpontifex@spacharteredsurveyors.com

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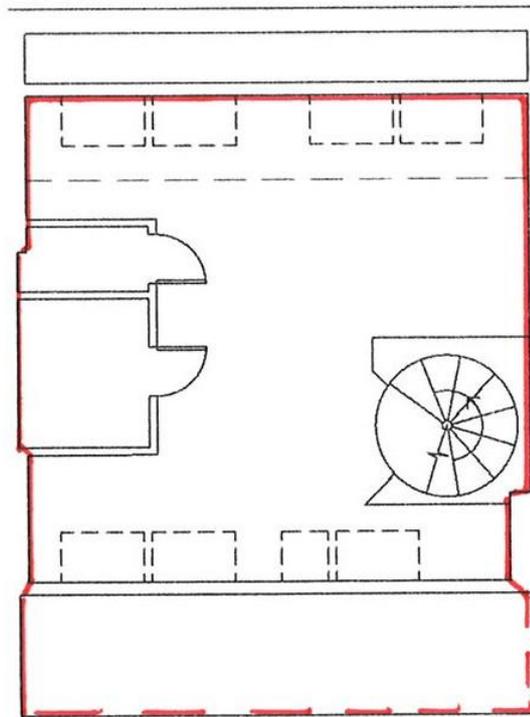
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SJP/205/cpn/60990 26.06.2018

SECOND FLOOR



THIRD FLOOR



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Second Floor



Third Floor

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View

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