

TO LET

**A SUITE OF 5 WELL PROPORTIONED ROOMS
AT FIRST FLOOR LEVEL**

with

4 ON SITE CAR PARKING SPACES

**LOCATED IN THE HEART OF THE MONTPELLIER AREA
OF CHELTENHAM TOWN CENTRE**

880 SQ. FT. (81.75 SQ. M.)



**CALDERWOOD HOUSE
7 MONTPELLIER PARADE
CHELTENHAM
GLOUCESTERSHIRE GL50 1UA**

01242 255242

www.spacharteredsurveyors.com

SITUATION

Calderwood House is situated to the west side of Montpellier Parade, within about 50 yards of the junction with Montpellier Terrace (A40), close to the Eagle Star Tower Building, Montpellier and Imperial Gardens. Montpellier and the town centre shopping facilities are within easy reach of this property.

DESCRIPTION

Calderwood House is a fine detached period building set back from Montpellier Parade, currently let in office suites and standing in its own attractive grounds.

The available accommodation is located on the first floor approached from a central front entrance hallway with staircase to well lit half landing having full width bay window overlooking the rear communal lawned garden.

The available 5 rooms leading off the main first floor landing have recently been redecorated throughout. The offices benefit from gas fired central heating, Cat II fluorescent strip lighting, wall trunked power cabling that may be extended to meet a tenant's specific requirements.

ACCOMMODATION (All measurements are given approximately):-

The layout of the office suite is shown on the floorplan attached to these particulars.

Office 1 Front:	21'7" x 12'11" having large front bay window, Cat II fluorescent strip lighting, central radiators with thermostatic controls, power/data wall trunking with 8 double power points. An internal door provides access to:
Office 2 Front Centre:	10'2" x 8'9" with through access doors from Office 1 and the main landing and having central heating radiator with thermostatic control.
Office 3 Front:	17'0" x 12'11" (max) having large front sash window, ceiling cornicing, built-in cupboard, 2 double ceiling mounted Cat II fluorescent strip lights, central heating radiator with thermostatic control, power/data wall trunking with 5 double power points. Also double network point.
Office 4 Rear:	11'10" x 14'1" (max) having sash window, built-in cupboard, wall mounted power/data trunking and 2 double Cat II fluorescent strip light units.
Office 5 Rear:	11'8" x 12'9" (max) formerly a Reception Office having windows to front and side, wall mounted power and data trunking, 2 central heating radiators. Also small fitted kitchenette area partitioned off having single drainer stainless steel sink unit and shelving.

COMMON SERVICES

The tenant will have the right to use the Male and Female toilet accommodation on the second and lower ground floors, together with the Kitchen facilities situated at lower ground floor level.

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

All mains services are available to the property. Please note the fittings and services have not been tested for their serviceability or suitability.

LEASE

A new lease is available for a term expiring 31st July 2021, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

SERVICE CHARGE

£6,500 p.a. increasing each December by reference to the Retail Price Index and covering the provision of cleaning, electricity and heating to the offices and the building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas including the external structure and common garden areas.

COMMENCING RENT

£17,200 p.a. exclusive of rates, payable quarterly in advance.

RATING

The office suite has the following Rateable Value assessment for the financial year 2018/2019: -

Rateable Value £10,000.00 Rates Payable £4,800.00

Small Business Rates Relief (reduced payment) may be available, subject to the tenant's status.

LEGAL COSTS

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

VAT

All rents and charges 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

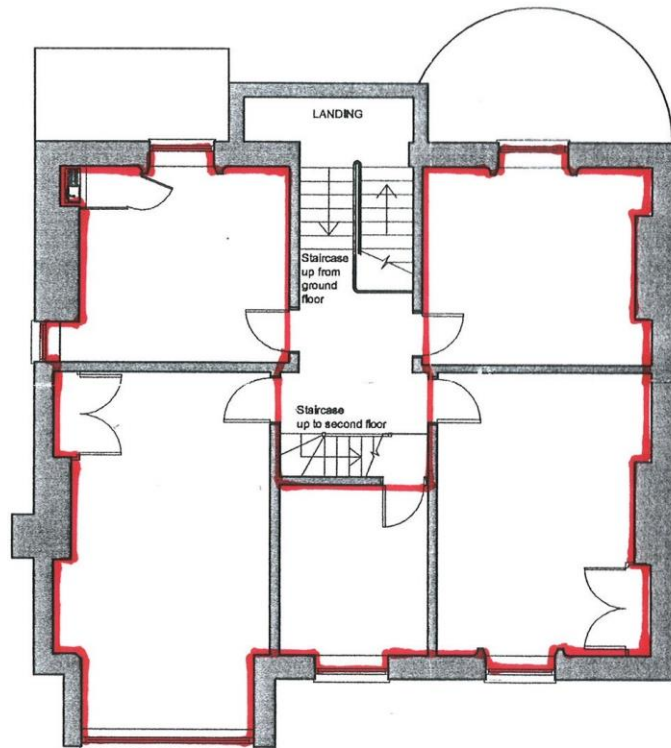
Harry Pontifex: harry@spacharteredsurveyors.com

Website: www.spacharteredsurveyors.com

N.B. Please note that Mr Pontifex is a non-beneficiary Trustee for this property.

SJP/028/cpn/60834

08.08.2018



FIRST FLOOR

NOT TO SCALE

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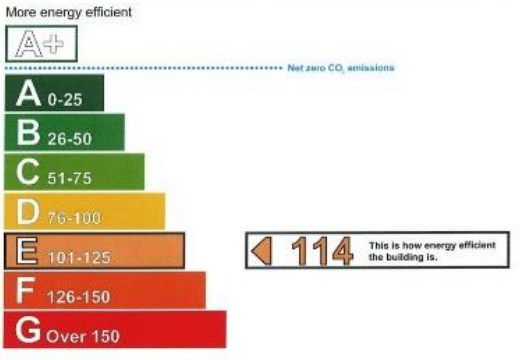
Energy Performance Certificate HM Government
Non-Domestic Building

Cheltenham Data Services
Calderwood House, 7 Montpellier Parade
CHELTENHAM
GL50 1UA

Certificate Reference Number:
0330-0238-1360-4899-4092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	400
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:
36 If newly built
70 If typical of the existing stock

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