

CHELTENHAM

TO LET

**A REFURBISHED MODERN DETACHED OFFICE BUILDING
5,800 SQ FT (538.84 SQ M) + 21 CAR PARKING SPACES
WELL SITUATED OUT OF TOWN
ADJACENT TO KEY RETAIL PARKS
PROVIDING:**

- * **Open plan fully refurbished space ready for tenants fit out**
- * **Full air conditioning and gas fired central heating**
- * **Suspended ceilings with Cat 5 lighting, sub floor trunking for data cabling**
- * **Close to Sainsburys and the Gallagher Retail Park providing excellent staff facilities close by including Barclays Bank, Subway, Costa Coffee, Starbucks, Sainsbury and Lidl supermarkets**
- * **On-site parking for 21 cars**
- * **Excellent access to M5 - Junction 10 (5 minutes) Junction 11 (10 minutes)**



**MANOR PARK PLACE
CHELTENHAM
GLOUCESTERSHIRE GL51 9TU**

01242 255242

www.spacharteredsurveyors.com

LOCATION AND DESCRIPTION

This modern detached office building constructed about 25 years ago provides essentially open plan accommodation on two floors.

The building is undergoing a scheme of refurbishment (details of which are available on request).

ACCOMMODATION (all measurements are given approximately)

Ground Floor: 2,925 sq. ft. (271.74 sq. m.)

First Floor: 2,875 sq. ft. (267.09 sq. m.)

There is staircase access to both floors at either end of the building.

Separate entrance to the first floor if required.

Separate Male and Female WC's and Kitchen facilities floor by floor.

Outside: The building stands prominently fronting Rutherford Way. Adjacent there is an exclusive car park providing space for about 21 cars.

TENURE

A new tenants full repairing and insuring lease is available for a negotiable term of years, subject to upward rent reviews at 5 yearly intervals at the commencing rent of £105,000 p.a.

SERVICES

All mains services are connected to the property including 3 phase electricity. There is gas fired central heating via a conventional radiator system.

Please note the services and fittings have not been tested for their serviceability or suitability.

RATING

Rateable Value - £49,750 p.a. The current Uniform Business Rates payable for the current financial year 2018/2019 amount to £24,526.75 p.a. (Small Business rates multiplier 0.48 instead of 0.493 = £23,880.00)

LEGAL COSTS

The ingoing tenant is to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the joint sole letting agents:

SPA Chartered Surveyors
5 Kew Place
Cheltenham
Gloucestershire
GL53 7NQ
Tel. No. 01242 255242.
Website: www.spacharteredsurveyors.com

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

Kurt Wyman Surveyors
Suite 1 Newcourt
The Steadings Business Centre
Maisemore
Gloucester GL2 8EY
Tel: 01452 380064
Website:
www.kurtwymansurveyors.co.uk

Kurt Wyman
Email: kurt@kurtwymansurveyors.co.uk



The boundary line given on the photograph is for identification only

SJP/489/cpn/60762/24.04.2018

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.



Energy Performance Certificate

HM Government

Non-Domestic Building

Manor Park Place
Rutherford Way
Swindon Village
CHELTENHAM
GL51 9TU

Certificate Reference Number:
0340-3029-0486-0390-4721

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

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 101 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical information

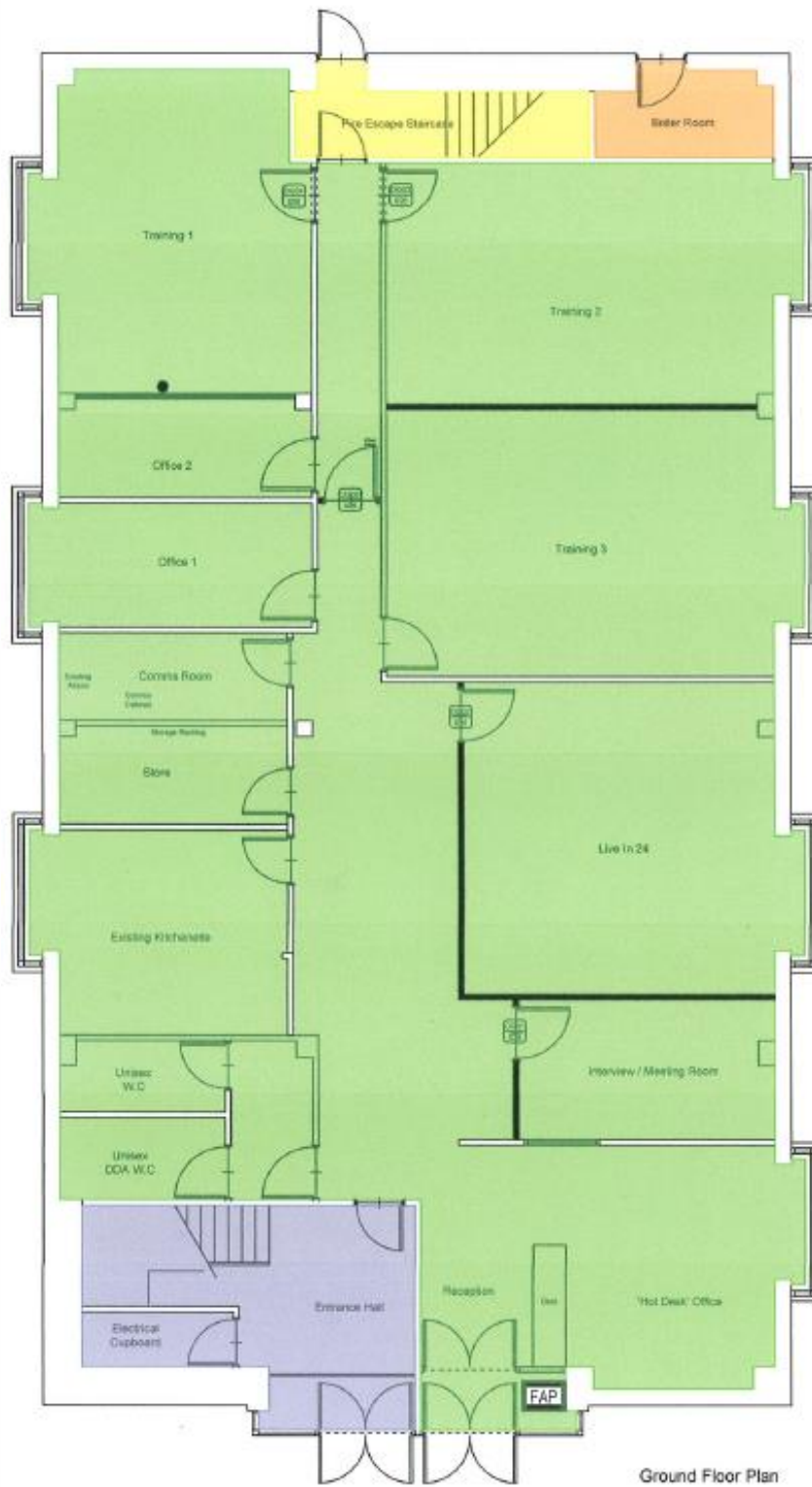
Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 687
Building complexity (NOS level): 3

Benchmarks

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

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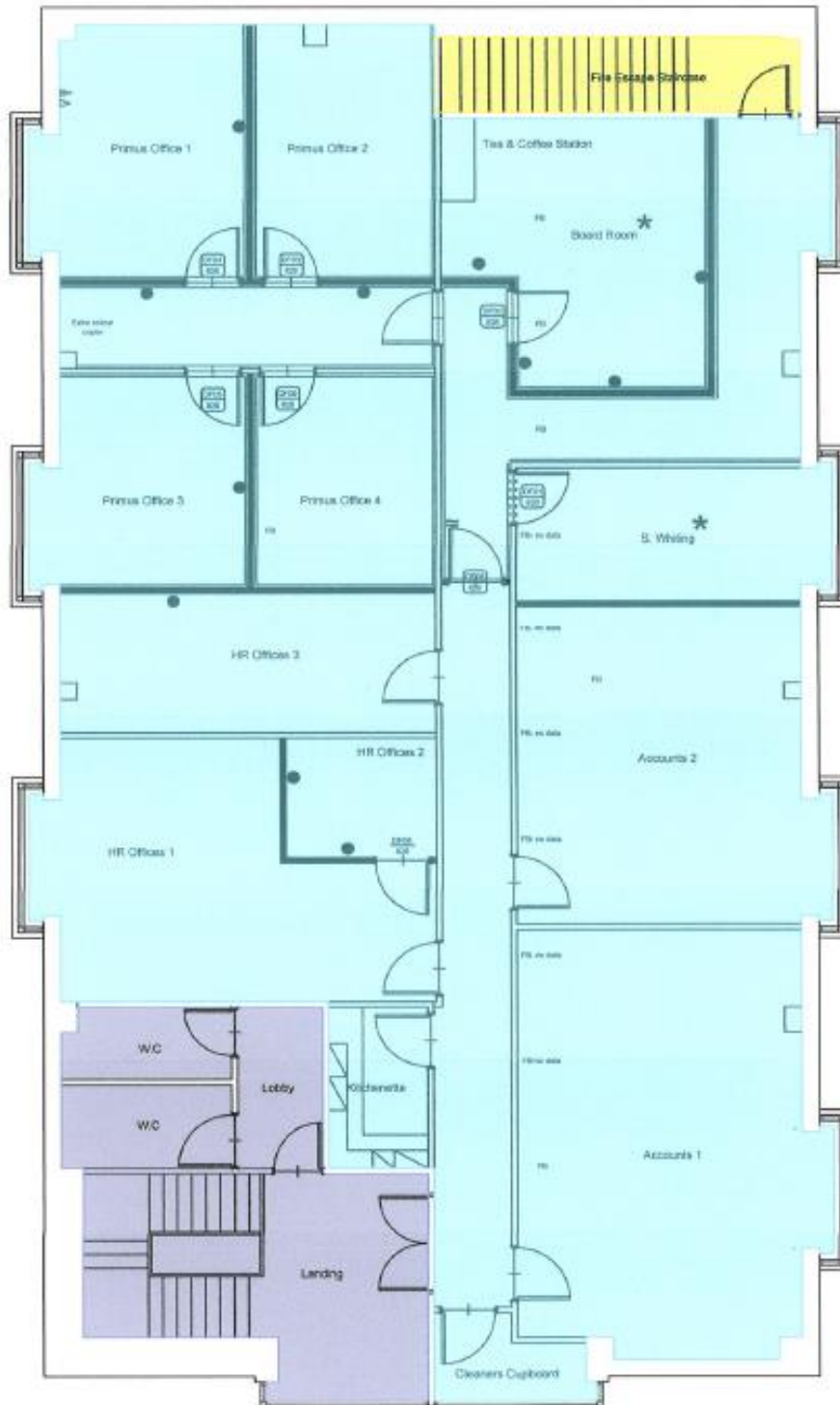
GROUND FLOOR PLAN - (existing prior to refurbishment)



Ground Floor Plan

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FIRST FLOOR PLAN - (existing prior to refurbishment)



First Floor Plan

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