



**1, Crescent Bakery
St George`s Place
Cheltenham**

From approx. 226 sq ft (21 sq m) to 1,550 sq ft (144 sq m)

SUBJECT TO CONTRACT

- New lease(s) available.
- Two open plan offices
- Self contained accommodation
- Town Centre location with Parking

01242 584674

Location

Cheltenham is located close to junctions 10, 11 and 11a of the M5. The city of Gloucester is located approximately 10 miles to the west, Birmingham 50 miles north and Bristol 50 miles to the south.

The offices are located within an office scheme known as the Crescent Bakery, located in the town centre close to all amenities.

Description

The available accommodation comprises modern, self contained offices at first floor level, with a private ground floor entrance in a quiet location within the scheme. The offices are carpeted with fluorescent strip lighting and night storage heating. The offices are currently partitioned but this can be removed if required. There is one allocated car space. There are 2 rooms which are available either as a self-contained suite or the rooms can be let individually with shared WC and kitchen facilities.

Accommodation

The accommodation and approximate IPMS3 floor areas are arranged as follows: -

Ground Floor

Entrance lobby, WC

First Floor

Main office	1,281 sq ft (119 sq m)
Office 2	226 sq ft (21 sq m)
Kitchen	43 sq ft (4 sq m)
TOTAL	1,550 sq ft (144 sq m)

WC

Terms

The accommodation is offered in whole or in parts on flexible, new effectively fully repairing and insuring lease(s). Rental on application.

A service charge is payable towards upkeep of the common areas, building maintenance and buildings insurance, etc. Full details on application.

Rates

Rateable Value: £16,000

Source – Valuation Office Website

Legal Costs

Each party will to be responsible for paying their own legal costs.

Value Added Tax

We understand that VAT will be payable on the rent and/or other charges or payments detailed.

Energy Performance Certificate

We understand the property is assessed in Band G (199). A copy of the assessment is available on request.

Contact: Richard Crabb

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Bevans Chartered Surveyors

www.bevanscs.co.uk