



**Third Floor, Montpellier House, Montpellier Drive,
Cheltenham, GL50 1TY**

Approx. 5,428 sq ft (504.3 sq m)

Subject to contract

- Raised access floors
- Excellent location
- Open Plan
- New Lease Available
- Generous parking

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.

Montpellier House is located on Montpellier Drive, adjacent to the Eagle Tower just off the A46 (Bath Road).

Description

Montpellier House provides modern purpose built office accommodation with a lift to all floors. The open plan offices cover the whole of the third floor and benefit from elevated views over the regency period architecture upon which Cheltenham's reputation has been built.

The accommodation has been modernized with raised access flooring and suspended ceiling. There is potential to install a new air conditioning system – further details on request. There are 10 allocated parking spaces.

Accommodation

We calculate the following approximate net internal floor area:

5,428 sq ft (504.3 sq m)

Rates

Rateable Value: £67,000.

Source: Gov.uk Website

Rates payable are a proportion of rateable value. Applicants should enquire to the local authority regarding rates payable.

Terms

The accommodation is offered to let on a new lease on terms to be agreed, or for sale. The occupier will pay a service charge towards upkeep of the common parts and building exterior and structure. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Value Added Tax

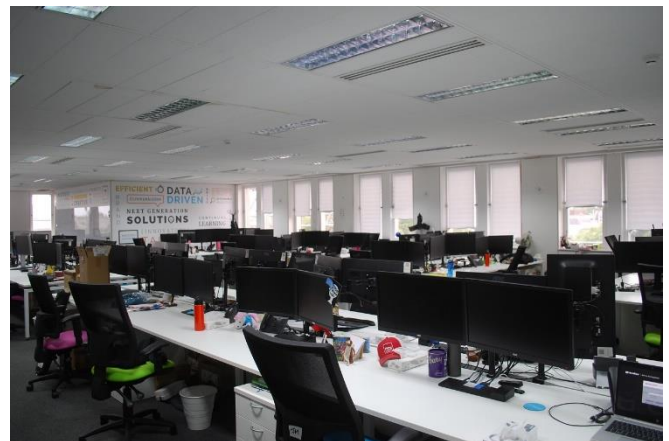
We understand that vat will be payable on the figures quoted.

EPC

Assessed in Band E (115). Details available on request.

Viewing

By prior appointment with the sole agents.



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