



Manor Park Place, Rutherford Way

Cheltenham, GL51 9TU

Approx. 2,812 sq ft (261.2 sq m)

Subject to contract

- High Quality Fit-out
- Generous Parking
- First Floor Remaining
- Air Conditioning

Location

Manor Park Place is located off Rutherford Way close to the junction with Manor Road to the Northwest of Cheltenham Town Centre. The Property is situated within walking distance of a variety of retail and café amenities located on Gallagher and Kingsditch Retail Parks. Junction 10 of the M5 motorway is 2 miles (3km) distant.

Description

Modern office accommodation within a detached two-story building which has been fitted out to a high standard. The building is currently occupied as a whole and benefits from a mix of open plan working areas with some partitioned perimeter offices/meeting rooms. There are Kitchen and WC facilities on each floor and the accommodation benefits from suspended ceilings, LED lighting, air conditioning and powder coated aluminum windows. Externally there is a private car park with 21 marked car parking spaces.

Accommodation

We calculate the following approximate net internal floor areas:

Ground floor LET	2,858 sq ft (265.5 sq m)
First floor	2,812 sq ft (261.2 sq m)
Total	5,670 sq ft (526.7 sq m)

Rates

Rateable value (entire building) £61,000 (Source: Gov.co.uk). Rates payable are a proportion of rateable value. An assessment of the first floor will be carried out.

Terms

The office accommodation is available on new lease terms to be agreed. Quoting rental £53,500 per annum for the first floor (£19 per sq ft).

Legal Costs

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

Value Added Tax

We are advised that vat is payable on the figures quoted.

EPC

Assessed in Band B (50). Details available on request.

Viewing

By prior appointment with THP (01242 303 383) or our joint agents Kurt Wyman (01452 380064).



1st Floor Internal