



Unit 5, Manor Park, Mackenzie Way, Cheltenham, GL51 9TX

Approx. 1,389 sq ft (129.04 sq m)

Subject to contract

- Modern, self-contained office building
- 5 parking spaces
- Out of town location close to M5
- New Lease Available
- Class E planning suitable for other uses

Location

Manor Park is a courtyard scheme of modern office buildings located to the west of the town centre and within miles of Junction 9 of the M5. Retail park facilities are located close by.

Description

Unit 5 is a self-contained building with open plan office accommodation on two floors. There is a toilet on each floor and gas fired central heating and double glazing. There are 5 allocated car parking spaces.

Rates

Rateable Value: £17,250

Source: Gov.uk website. Applicants should make their own enquiries as to rates payable.

Accommodation

We calculate the following approximate floor areas:

Ground floor

Office: 655 sq ft (60.85 sq m)

Cloakroom:

Room for additional WC/ kitchen

First floor

Office: 734 sq ft (68.19 sq m)

Cloakroom

Total Net Internal Area: 1,389 sq ft (129.04 sq m)

Terms

The unit is offered to let on a new lease on full repairing and insuring terms for a duration to be agreed at a rental of £22,000 per annum, exclusive.

Legal Costs

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

EPC

The property is assessed within band C (67). A copy is available on request.

Value Added Tax

Please note that vat is **not** payable on the rental.

Viewings

By prior appointment with the sole agents.

Please note a member of Three Hills Property LLP t/a THP Chartered Surveyors is a beneficiary of this property.