

TO LET CHELTENHAM



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





To Let

5 Manor Park, Cheltenham Approx 1,389 sq ft (129.04 sq m)

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.

RICHARD CRABB richard@thponline.co.uk

OLIVER WORKMAN oliver@thponline.co.uk

01242 303 383 thponline.co.uk



Three Hills Property LLP trading as thp Chartered Surveyors for themselves and any of their agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact