



**Unit 4, Fairview Court, Fairview Road,  
Cheltenham, GL52 2EX**

From approx 583 sq ft (54.2 sq m) to 1,200 sq ft (111.5 sq m)

**Subject to contract**

- Self-contained office.
- Quiet but central location
- Flexible new lease
- Available on a floor by floor basis.

## Location

Fairview Court is situated the north east of Cheltenham Town centre, close to the Northern Relief Road.

## Description

Unit 4 forms part of a small courtyard of office units completed in 1989. The building is self contained with open plan accommodation on two floors. Specification includes fitted carpets, perimeter trunking, air conditioning and night storage heating.

## Accommodation

We calculate the following approximate internal floor areas:

### Ground floor

Office: 568 sq ft (52.8 sq m)

Kitchenette: 15 sq ft (1.4 sq m)

Cloakroom

### First floor

Office: 600 sq ft (55.7 sq m)

Cloakroom

**Total IPMS 3 Area: 1,200 sq ft (111.5 sq m)**

**Net Office Area: 1,183 sq ft (109.9 sq m)**

One car space is allocated in the courtyard and there is on-street parking available in the area.

## Rates

Presently assessed as separate floors with a total Rateable Value of: £11,000.

Source: Valuation Office Website

Applicants should enquire to the local authority regarding rates payable.

## Terms

To let on a new full repairing and insuring lease on flexible terms. Commencing rental £16,000 per annum, exclusive.

Proposals on a floor by floor basis will also be considered. Contact the office for further information.

## 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 C (74). Details available on request.

## Viewing

By prior appointment with the sole agents.