

# HUNTERS®

HERE TO GET *you* THERE

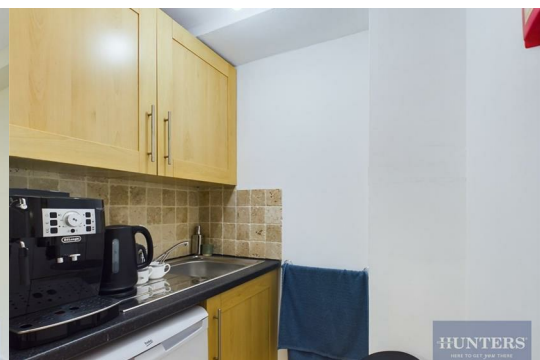


## Wellington Lane

Cheltenham, GL50 4JF

£14,700 Per Annum

- Pittville Location, 10 Minutes Walk to High Street
- Recently Refurbished
- Fitted Air Con
- Access 24/7 365 days a year
- 766 Sq/ft
- Generous Utility Inclusive Allowance
- Flexible Lease Options
- Business Rates Included
- Private WC and Kitchenette
- Available NOW

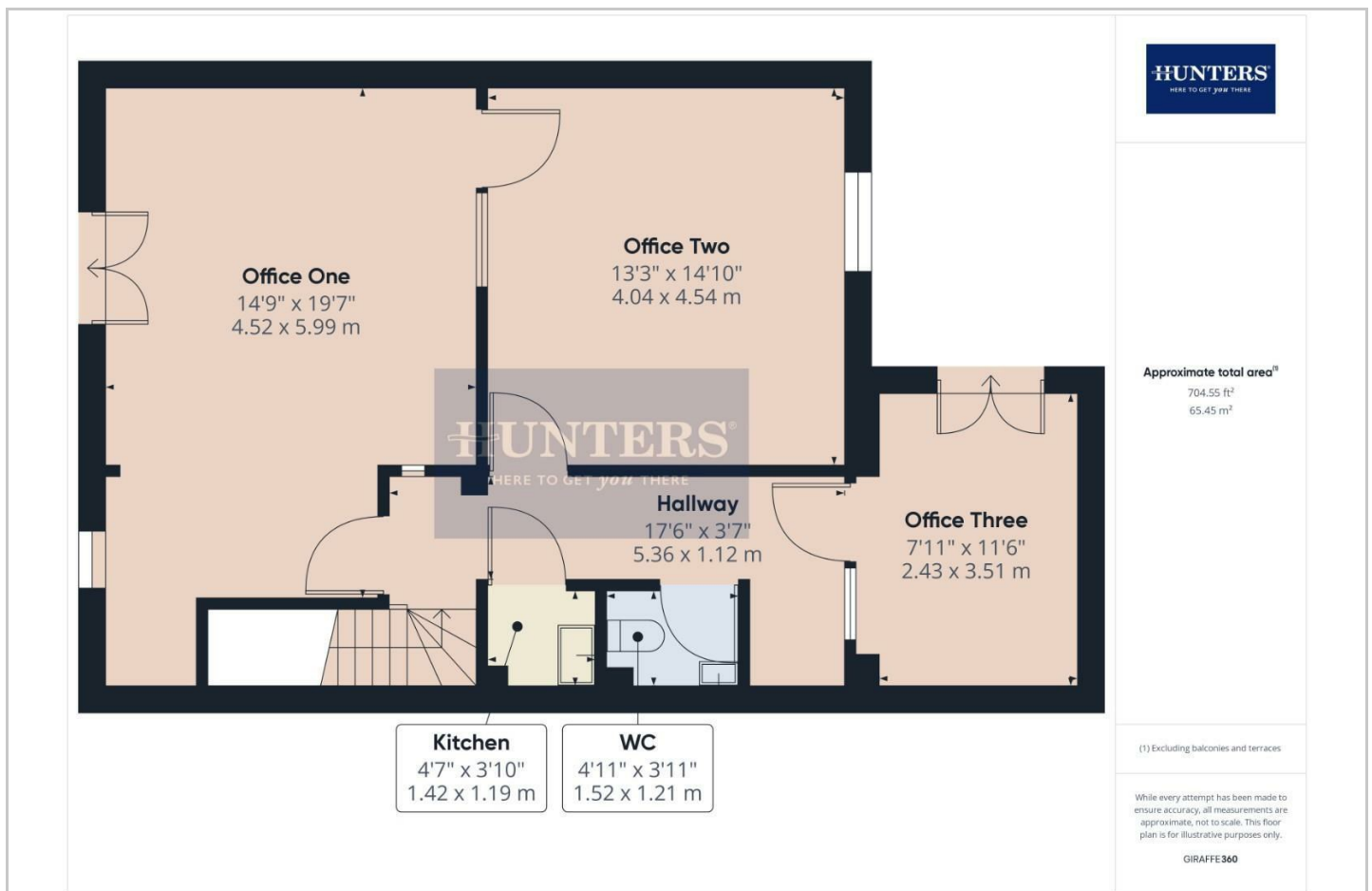


Welcome to Wellington Lane, Cheltenham - a fantastic location for your new office space! This property boasts 3 Office rooms, providing ample space for meetings, a waiting area, and a workspace. With 1 bathroom and a kitchen, your staff and clients will be well catered for.

Situated in a prime location close to parks, this office offers a refreshing environment for your team to enjoy. The 766 sq ft space is fully self-contained, giving you the privacy and independence you need to run your business smoothly.

Built from the year 2000, this property offers modern amenities and a contemporary feel. Its proximity to the town centre makes it convenient for both employees and clients, ensuring easy access to all the amenities Cheltenham has to offer.

With flexible lease options available, this office is ideal for a growing business looking to establish a presence in a vibrant location. Don't miss out on this opportunity to elevate your business to the next level in this wonderful office space on Wellington Lane!



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.