



TO LET

CRESCENT PLACE





Hall Floor, Clarendon House

Refurbished offices within a period building in the town centre with parking available at an additional cost.

Location

The property is prominently located at the junction of Clarence Street and Crescent Place within the heart of Cheltenham town centre, a few yards from the Promenade and High Street prime shopping areas. All town centre facilities are within easy walking distance, including a wide range of restaurants and shopping facilities.

There are excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East. There is in addition a main line railway station in the town forming a link to London Paddington with journey time of just under two hours.

Accommodation (Approximate net internal floor areas)

| Office | M2 | Ft2 |
|--------------|---------------|--------------|
| Office 1 | 27.68 | 298 |
| Office 2 | 16.72 | 180 |
| Office 3 | 53.80 | 579 |
| Kitchen | 1.85 | 20 |
| Total | 100.05 | 1,077 |

Description

The property is a Grade II corner, terraced building, three and a half stories high having attractive smooth rendered elevations and porticoed entrance. The building is maintained in excellent condition throughout.

The available offices are accessed off a central hallway and have a mixture of sizes. All offices have been re-painted and re-carpeted. CAT 5 lighting and data cabling is available, and secured entry. This is a quiet, high quality professional environment.

Private Male and Female WC facilities and a kitchen are provided at hall floor level.

There are 3 private parking space available at an additional cost of £1,000 p.a. per space.

Rates

The current rateable value is £10,000 for the left-hand offices and £4,000 for the right-hand office. Prospective occupiers are advised to check with the local Authority to establish any transitional relief that may be applicable.

Planning

Offices falling within Class E(g) of Town & Country Use Classes Act Order amended 1st September 2020.





Hall Floor, Clarendon House

Service Charge

A fixed Service Charge is levied by the landlord to cover a proportion of the cost of external maintenance of the building and common areas, including the private car park and cleaning the common parts. The current service charge is running at £4,500 pa + VAT. This sum to increase annually by reference to the Retail Price Index.

Terms

The offices are offered by way of a new lease for multiple term of 3 years.

Rent

£13,000 per annum.

EPC

The property has an EPC rating of C-70.
Certificate Ref. No. 3770-5521-0497-1465-1738.

VAT

VAT is charged on rents and service charges.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.





Hall Floor, Clarendon House





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

