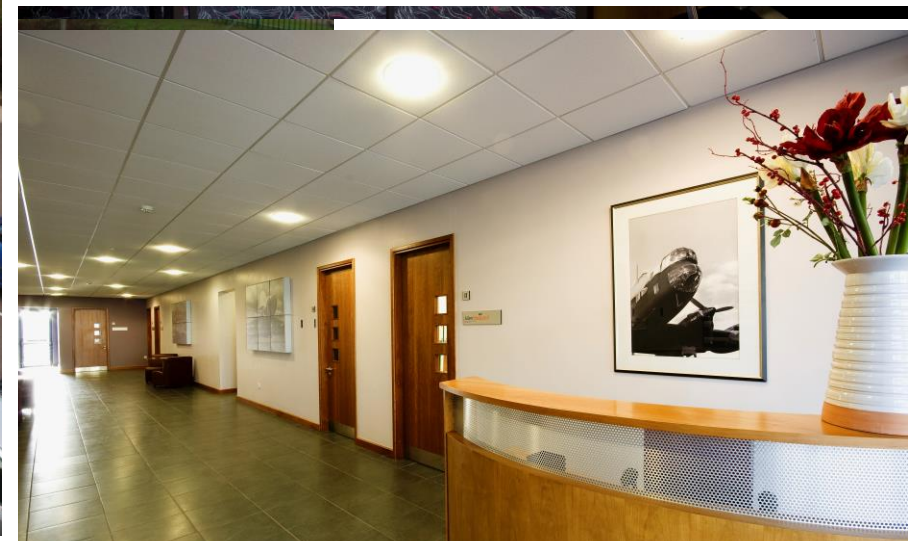


15, 21 and 22 Lancaster Centre, Meteor Business Park,
Staverton, GL2 9QL.

- Offices
- Cheltenham
- To Let
- from 157 m2 (1700 ft2)





Lancaster Centre, Staverton

High quality air-conditioned offices with comfort cooling. Up to 55 car parking spaces. Situated adjacent to Staverton Airport between Cheltenham and Gloucester.

Location

Modern air-conditioned business centre situated in a prime location adjacent to Staverton Airport between Cheltenham and Gloucester and close to the M5 motorway.

Description

High quality air-conditioned offices with suspended ceilings, Category 2 Lighting and heating and comfort cooling system. The offices benefit from an intruder alarm and CCTV security along with door entry and security key systems. A total of 55 car parking spaces at the Centre can be reserved. Use of meeting and conference room facility.



Accommodation

(Approximate net internal floor areas)

13 Lancaster Centre	39 sq m	(420 sq ft)
12 Lancaster Centre	46 sq m	(500 sq ft)
21 Lancaster Centre	39 sq m	(420 sq ft)
7 Lancaster Centre	21 sq m	(230 sq ft)
17 Lancaster Centre	12 sq m	(130 sq ft)
Total	157 sq m	(1,700 sq ft)

Terms

Offices are available on a lease or licence with term to be agreed with a minimum term of 3 months.

Rates

Rateable Values 2023/2024

13 Lancaster Centre	£6,600
12 Lancaster Centre	£7,800
21 Lancaster Centre	£6,600
7 Lancaster Centre	£3,600
17 Lancaster Centre	£2,050

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Rent

Rents inclusive of building insurance, service charge, heating/air con, Broadband, Communal Area cleaning, Parking, Security:

13 Lancaster Centre	£875 per month
12 Lancaster Centre	£1,158 per month
21 Lancaster Centre	£858 per month
7 Lancaster Centre	£500 per month
17 Lancaster Centre	£375 per month

Meeting Room available for hire per hour.

VAT

The property is elected for VAT purposes.

Legal Costs

No ingoing legal costs from the Landlord.





Request a viewing


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

Key contacts



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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.

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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.

