

**Lower Ground Floor Office Suite, 6 Ormond
Terrace, Regent Steet, Cheltenham GL50 1HR**

- 🏢 Offices
- 📍 Cheltenham
- 📌 To Let
- 📏 66.83 m2 (718 ft2)



TO LET



Lower Ground Floor Office Suite

A nicely refurbished lower ground floor self-contained Office Suite within the Heart of Cheltenham.

Location

The property is situated within the centre of Cheltenham fronting the western side of Regent Street which runs parallel north to south with The Promenade. Adjacent to the offices lies the Regent Arcade which includes retailers such as Decathlon, Timpson, Tivoli Cinema and Boots Opticians.

The property is located 1½ miles east of the railway station and 3 miles east of Junction 11 of the M5 Motorway.

EPC

An EPC is being prepared

Description

The lower ground floor offices are approached by an external staircase leading to the front door. The accommodation is split in two providing a reception area / front office with a further large office to the rear. The suite benefits from its own kitchen and WC facilities.

The offices are currently under refurbishment and will benefit from newly painted walls and ceilings, newly carpeted floors and LED lighting throughout. The accommodation also has gas central heating.

Accommodation

(Approximate net internal areas)

Total space: 66.83 sq m (718 sq ft)

Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The assessment currently appearing in the Valuation List is £6,400

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

Service Charge

A fixed service charge of £2,800 p.a. will be levied by the landlord to cover the provision of heating to the offices and the maintenance and cleaning of the common areas including the external structure. The sum to increase annually by reference to the Retail Price Index.

Terms

Available by way of a new lease available for multiple term of 3 years.

Rent

£8,500 p.a.

VAT

The property is not elected for VAT.

Legal Cost

Each party to bear their own costs incurred in the transaction.





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

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