



TO LET





# 3<sup>rd</sup> Floor Offices, 7 Rodney Road

**Refurbished office accommodation situated in a prominent position in Cheltenham town centre with allocated parking. Available on flexible terms.**

## Location

The property is set back from Rodney Road some 200 m from the High Street. The immediate area comprises a mixture of residential and commercial properties with neighbouring occupiers including accountants, dentists, solicitors, architects and other professionals.

## Description

The property is a five storey Grade II Listed building dating from circa 1830 of brick construction with a slate tiled roof. The available suite is situated on the third floor and has been finished to a good specification to include newly decorated and carpeted offices with shared WC and kitchen facilities with electric heating. A car parking space is available at the front of the building.

## Accommodation

(Approximate net internal floor areas)

Third Floor	M2	Ft2
Front Left Office	14.77	158.98
Front Right Office	17.81	191.70
Rear Right Office	17.94	193.10
Rear Left Office	7.93	85.36

## Rates

The Rateable Value listed on the Valuation Office Agency website is £4,800. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## EPC

The property has a Rating of B-47.

## Terms

The offices are offered by way of a new lease for a term to be agreed.

## Rent

£6,500 per annum exclusive.

## Planning

Office use.

## Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas. Further details available from agents upon request.

## VAT

The property is not elected for VAT.

## Legal Costs

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





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# Request a viewing

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

## Key contacts



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