

**Lower Ground Floor Left Office, Calderwood House,  
7 Montpellier Parade, Cheltenham, GL50 1UA**

-  Offices
-  Cheltenham
-  To Let
-  18.95 m2 (204 ft2)



**TO LET**



# Lower Ground Floor Left Office, Calderwood

**A fine detached period building set back from Montpellier Parade, currently let in office suites and standing in its own attractive grounds.**

## Location

Calderwood House is situated to the west side of Montpellier Parade, near to the junction with Montpellier Terrace (A40). Montpellier, the Imperial Gardens and the town centre are within easy reach of this property.

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.

## Description

The available offices are located on the lower ground floor and is accessed by a corridor. The accommodation has recently been redecorated, is carpeted and has the benefit of Cat II lighting and

gas fired central heating. Shared toilets and kitchen facilities are available within the building. Access to the offices is provided either through the main entrance door at ground floor level or a separate side access at lower ground floor level.

The office also benefits from two visitor parking spaces.

## Accommodation

(Approximate net internal floor areas)

**Total            18.95 sq m    (204 sq ft)**

## Terms

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

## Rates

The rateable value is to be re-assessed.

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

## Planning

Office use.

## Service Charge

£1,925 p.a. increasing each December by reference to the Retail Price Index and covering the provision of cleaning, electricity and heating to the office and building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas include the external structure and common garden areas.

## Rent

£3,000 p.a. exclusive of rates, payable quarterly in advance.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## EPC

The property has an EPC Rating of D-90.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.





# Request a viewing


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

## Key contacts



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