



3 Rockfield Business Centre, Cheltenham

Location: Old Station Drive is approached via the Leckhampton road and lies some 1 mile to the south of the town centre and some 5 minutes walk from the busy Bath road shopping area.

There is a regular bus service to Leckhampton Road and the main trunk roads are all within easy reach giving access to the M4 & M5 motorways. An ideal location for those seeking something out of town but with excellent access and great local amenities.

Rent £7,440 per annum.



**Description:**

A first floor suite within this three storey modern office building. The property is constructed from brick under a pitched roof and there are powder coated double glazed windows.

Accommodation:

The first floor suite is some 372 sq ft and has double glazed windows with fitted blinds. There are fitted carpets, a suspended ceiling with inset lighting, network cabling, Daikin air conditioning and heating cassette. There is a shared accessible W.C on the ground floor together with a shared kitchen facility.

Terms:

The suite is available by way of a new lease on full repairing and insuring terms for a negotiable number of years.

Quoting Rent:

£7,440 per annum, payable quarterly in advance.

Service Charge:

A service charge will be applied to cover for the upkeep of the common areas both internal and external.

VAT:

VAT will be applied to the rent and service charge.

Planning:

B1 (Offices) as per the Use Classes Order 1987.

EPC:

The building has a C rating.

Rating Information:

The 2015 Rating list describes the property as offices and premises with a rateable value of £3,850

Legal Costs:

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

Viewing:

Strictly by prior appointment with the sole letting agents.

Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of 52Degrees North Ltd has authority to make or give any representation or warranty to the property.