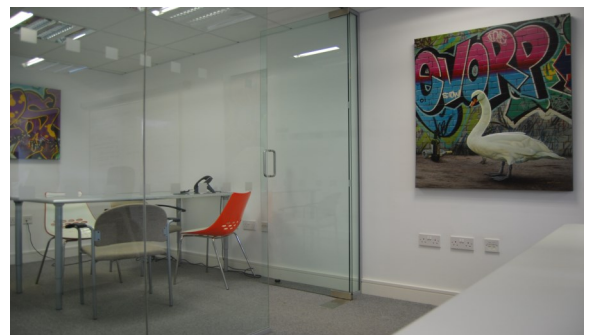


# TO LET

**Modern Office Building**  
**1,595 sq ft (148.24 sq m)**



**2, Rockfield Business Park, Old Station Drive, Leckhampton,  
Cheltenham, GL53 0AN**

- **Popular location**
- **High specification fit out**
- **Air conditioning throughout**
- **New lease available**

**01452 380064**

**Kurt  
Wyman**  
Surveyors & Property Agents

**01452 380064**

**www.kurtwymansurveyors.co.uk**

### Location

Rockfield Business Park is a popular commercial location situated on Old Station Drive approximately 1 mile to the South of Cheltenham Town Centre. Old Station Drive is situated directly off Leckhampton Road, one of the main arterial routes into Cheltenham Town centre via the A46 Bath Road.

The area benefits from excellent road links with convenient access to both junctions 11 and 11A of the M5 Motorway.

### Description

A modern mid terrace and purpose built office building with facing brickwork to the elevations under a low pitched roof. The property benefits from double glazed aluminium windows with internal electrically operated security shutters to the ground floor windows and doors.

The building is arranged over 3 floors with open plan office accommodation at each level. A well appointed kitchen with a range of base and wall units is situated on the ground floor with WC's located at both ground and 2nd floor.

Managers offices/meeting rooms have been created at both 1st and 2nd floor level using Hi-Tec glass partitioning and doors giving a modern and contemporary appearance.

Externally the property benefits from 3 exclusive car parking spaces with additional 'on road' parking available close by.

The property has a floor area of 1,595 sq ft (148.24 sq m) measured on a Net Internal Floor Area Basis.

### Services

Mains water, drainage and electricity is installed.

Air conditioning is installed throughout.

**NOTE : None of the services or appliances have been tested by Kurt Wyman Surveyors.**

### EPC Rating

An EPC rating is currently being produced for the property.

### Rating

The 2017 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £14,500.

### Quoting Terms

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

### Quoting Rental

£26,950 per annum exclusive to be paid quarterly in advance.

### Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

All prices are quoted exclusive of VAT.

**All viewings by prior appointment with:**

**Kurt Wyman Surveyors**

**01452 380064**

**info@kurtwymansurveyors.co.uk**

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.