

TO LET

Serviced Offices 103 - 840 sq ft (9.56 –78.03 sq m)



Maxet House, Unit 22, Lansdown Industrial Estate, Gloucester Rd, Cheltenham GL51 8PL

Close to Cheltenham Spa Railway Station

Parking

Variety of Sizes Available

Close to new Cyber Village Development

On site Professional IT Support

Furnished or Unfurnished

Up to 1 Gbps Internet

01452 380064

LOCATION

Maxet House is located on the popular Lansdown industrial Estate which is centrally located just off the A40 approximately two miles from Junction 11 of the M5 motorway.

Cheltenham Spa railway station is within 100 metres of the estate, with Cheltenham Town Centre a further one mile east.



DESCRIPTION

The building is split into a variety of modern cellular offices that offer light and airy working environments with the benefits of:

- Generous parking
- Air conditioning
- Furnished or unfurnished options
- Flexible Terms
- High speed 100 Mbps as standard
- Up to 1Gbps available
- Onsite professional IT support.

Offices from 103 sq ft (approx 2 person) upwards to 840 sqft. Adjacent suites are available.

KEY INFORMATION

Services

Mains water, drainage, gas and electricity are connected to the property.

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

EPC Rating

The property has an EPC rating of D84.



Quoting Terms

The suites are available by way of a licence agreement for a negotiable term subject to a minimum of 1 month.

Quoting Rental

Fully serviced prices are £30 per sq ft per annum including internet (exclusive of VAT).

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:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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