

TO LET

MODERN OFFICES - CHELTENHAM

2,812 SQ FT - 5,670 SQ FT (261.2 - 526.74 SQ M)

Kurt
Wyman
Surveyors & Property Agents



Manor Park Place, Rutherford Way, Cheltenham, GL51 9TU
High Quality Fitout | Excellent Location | 21 Parking Spaces

LOCATION

Manor Park Place is located off Rutherford Way close to the junction with Manor Road to the Northwest of Cheltenham Town Centre. Manor Road leads directly to the A4019 Tewkesbury Road, one of the main arterial routes into Cheltenham.

The surrounding area is a popular and well established mixed use commercial location. Local occupiers include, Heritage Jaguar, Lidl, HR Owen Specialist Cars, Starbucks and Marks & Spencer Home & Food.



DESCRIPTION

A modern detached office building which has been extensively refurbished and fitted out to a high quality. The main features comprise :

- Accommodation over Ground and First Floors
- Ladies and Gents WCs and Kitchen facilities on each level.
- Polyester Powder coated aluminium windows
- Suspended ceilings with inset LED lighting
- High quality glazed partitioned meeting rooms and offices.
- 21 Marked parking spaces

FLOOR SCHEDULE

	Sq Ft	Sq M
Ground Floor	2,858	265.51
First Floor	2,812	261.23
TOTAL	5,670	526.74



RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £61,000

QUOTING TERMS

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

Consideration may be given to letting the property on an individual floor basis.

QUOTING RENTAL

£107,750 per annum exclusive for the whole to be paid quarterly in advance.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

SERVICES

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

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

**Energy performance Certificate (EPC) Rating :
B50**



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**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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