

TO LET

MODERN 1ST FLOOR OFFICES - CHELTENHAM

2,812 SQ FT (261,23)

**Kurt
Wyman**
Surveyors & Property Agents



Manor Park Place, Rutherford Way, Cheltenham, GL51 9TU
High Quality Fitout | Excellent Location | 10 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

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

- Accommodation at First Floor Level
- Exclusive Ladies and Gents WCs and Kitchen facilities
- Polyester Powder coated aluminium windows
- Suspended ceilings with inset LED lighting
- High quality glazed partitioned meeting rooms and offices.
- 10 Allocated parking spaces



RATING

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

Tenant to apply for re-assessment upon occupation.

QUOTING TERMS

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

QUOTING RENTAL

£56,250 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**



Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

Disclaimer: 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.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management