

TO LET

MODERN 1ST FLOOR OFFICES - CHELTENHAM

2,812 SQ FT (261.23)

Kurt Wymman
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 and Starbucks.



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**



**Kurt
Wyman**
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**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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