



OFFICES TO LET

1-5 Hesters Way Community Resource Centre, Cassin Drive, Cheltenham, GL51 7SU—280m² divided in to 5 separate but adjoining spaces (150m², 55m², 3 x 25m²)

LOCATION

The site is prominently located, fronting Princess Elizabeth Way with access via front and rear off Cassin Drive and opposite the Gloucestershire College Campus. The surrounding area is predominantly residential, and within a few hundred metres of the Coronation Square shopping area and within about ½ mile of the main entrance to the GCHQ site, adjacent to the roundabout intersection of Princess Elizabeth Way with the Gloucester Road. The site is approximately 2½ miles south-west of Cheltenham town centre.

CONTACT

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PLANNING

The property falls within Class E of the Use Classes Order 1987.

BUSINESS RATES

The assessment appearing on the Valuation Office Agency website is £16,100. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

A new lease is available for a term to be agreed. Rent - £44,000 per annum.

SERVICE CHARGE

A charge will be levied by the Landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

EPC

The property has an EPC rating of C-65.

VAT

The property is elected for VAT. Legal Costs Each party to bear their own legal costs incurred

CONTACT

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