



## Neptune Business Centre

Cheltenham, GL1 2HH

Office To Let, Cheltenham

• Unfurnished

2,205 sq ft  
(204.85 sq m)

# Neptune Business Centre, Cheltenham, GL1 2HH

## Summary

<b>Available Size</b>	2,205 sq ft
<b>Rent</b>	£7.60 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises an end-terrace modern unit of steel portal frame construction with fully clad elevations and roof which incorporate translucent panels at regular intervals.

The offices are situated on the first floor and accessed via a communal entrance hall and staircase. They are open plan with painted plastered walls, suspended ceilings with cat II lighting, perimeter trunking, aluminium framed double glazed windows and all mains services. A kitchen point has been installed and there are male and female WC facilities.

Externally, there is allocated parking spaces and an area to load/unload.

## Location

Neptune Business Centre is a development of industrial/warehouse units located just off Tewkesbury Road, approximately 1.5 miles to the west of the town centre and approximately 3 miles from Junction 10 and 11a of the M5 motorway. Other occupiers include apd Limited, City Electrical Factors and Abbey Business Supplies.

## Terms

The property is offered by way of a new lease for a term to be agreed.

## Accommodation

(Approximate Net Internal area)

204.83 sq m (2,205 sq ft).

## Rates

The property will need to be reassessed for rating purposes.

Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Office use.

## Service charge

A levy will be charged by the landlord to cover the costs associated with the maintenance and upkeep of the common areas.

## Rent

£16,500 per annum exclusive.

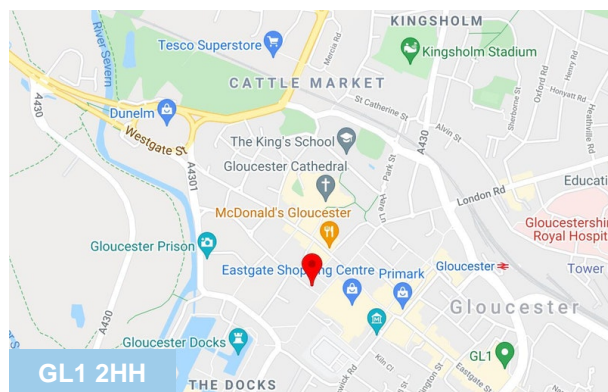
## VAT

VAT will be applicable on the rent and all other landlord's supplies.

## EPC

The property has an EPC rating of e-116. Certificate Ref No:

## Legal costs



## Viewing & Further Information



### Simon McKeag

01234567890 | 07777777777

darryl+4895-Simon-McKeag@tugd.co.uk

Each party to bear their own costs incurred in the transaction.