



**TO LET**

**01452 300433**

CHELTENHAM - UNIT 27 NEPTUNE BUSINESS CENTRE, TEWKESBURY ROAD, GL1 2HH



- Modern open plan offices situated on the first floor with a kitchen point and WC facilities.
- Available by way of a new lease for a term to be agreed.
- 204.83 sq m (2,205 sq ft).

**AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT**



## 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.

## 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.

## 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.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

## SERVICE CHARGE

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

## TERMS

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

## 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: 0310-0231-0170-7904-6002.

## LEGAL COSTS

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

## VIEWING

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