



Delta Place, 27 Bath Road, Cheltenham GL53 7HG

TO LET

Town Centre, Open Plan Offices

10,517 Sq Ft
(977 Sq M)

DESCRIPTION

The majority of the ground floor of a modern office building with staffed reception and attractive central atrium. The office are open plan with full specification to include air conditioning and raised floors and are divided into two main areas. There is a secure basement car park with 12 allocated spaces.

- ✓ Modern, open plan accommodation
- ✓ Air conditioning
- ✓ Raised floors
- ✓ Suspended ceiling with recessed lighting
- ✓ Low rental
- ✓ Capped service charge

LOCATION

Cheltenham is located close to junctions 10, 11 and 11a of the M5. The city of Gloucester is located approximately 10 miles to the west, Birmingham 50 miles north and Bristol 50 miles to the south. The property is situated on the Bath Road within the town centre with nearby amenities. There is a public car park opposite.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	10,517	977
Total	10,517	977

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

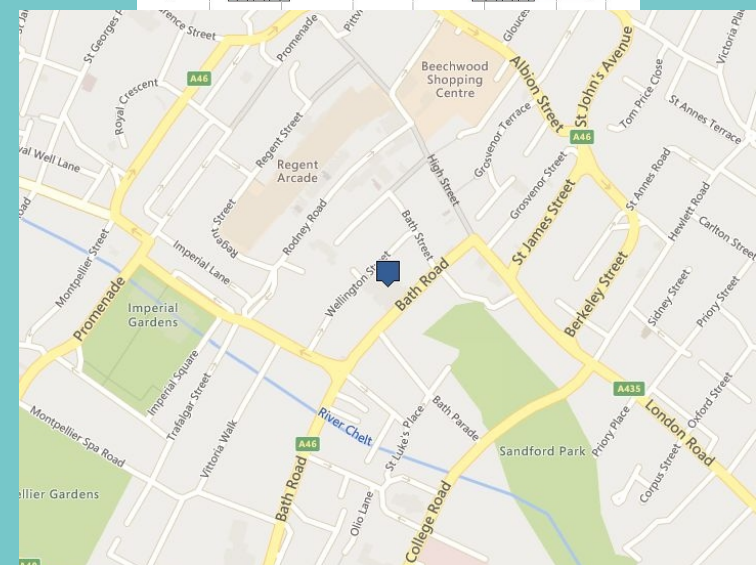
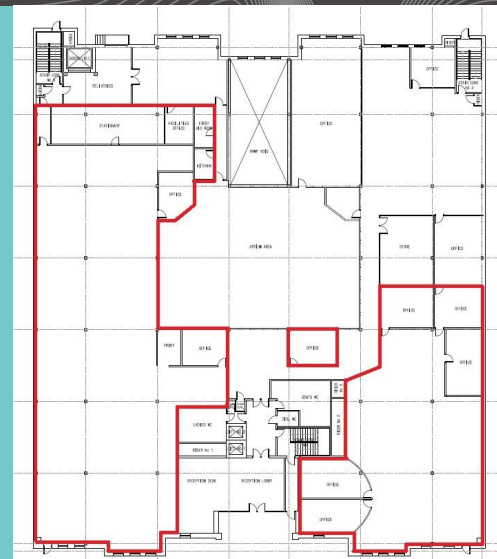
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of assignment expiring April 2023 at a current rent of £105,170 p.a.x. There is an outstanding rent review from April 2018 but the rent is capped at £157,755 p.a.x.

EPC

Energy Performance Certificate - D92



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