



TO LET



First Floor Studio and Office Room

The Padel Club, Unit 11, Festival Trade Park, Cheltenham, GL51 9NQ

- Studio and Office Room
- 2,637 sq ft (244.98 sq m)
- Above The New Padel Club Cheltenham Facility

Location

Location

Festival Trade Park is a high quality commercial new build scheme and is superbly located within the popular and established Kingsditch area, being Cheltenham's premier trade destination and in close proximity to Cheltenham's out of town retail primary retail parks such as the Gallagher Retail Park.

The Festival Trade Park scheme is designed and constructed to ensure a decrease in CO2 emissions. As a result, occupational costs to the end users are reduced.

Cheltenham town centre is approximately 2 miles east via the A4019, Junction 10 of the M5 motorway is approximately 3 miles to the west and Junction 11 approximately 3.5 miles to the south.

The space is within The Padel Club's new Cheltenham facility due to open during the summer in 2025. Other occupiers within the vicinity include Selco, Simply Gym Cheltenham, Superdry, The Range, Homesense and Pets at Home.

**Cheltenham
Town Centre**



2 miles

**Kingsditch
Retail Park**



0.5 miles

**Gallagher
Retail Park**

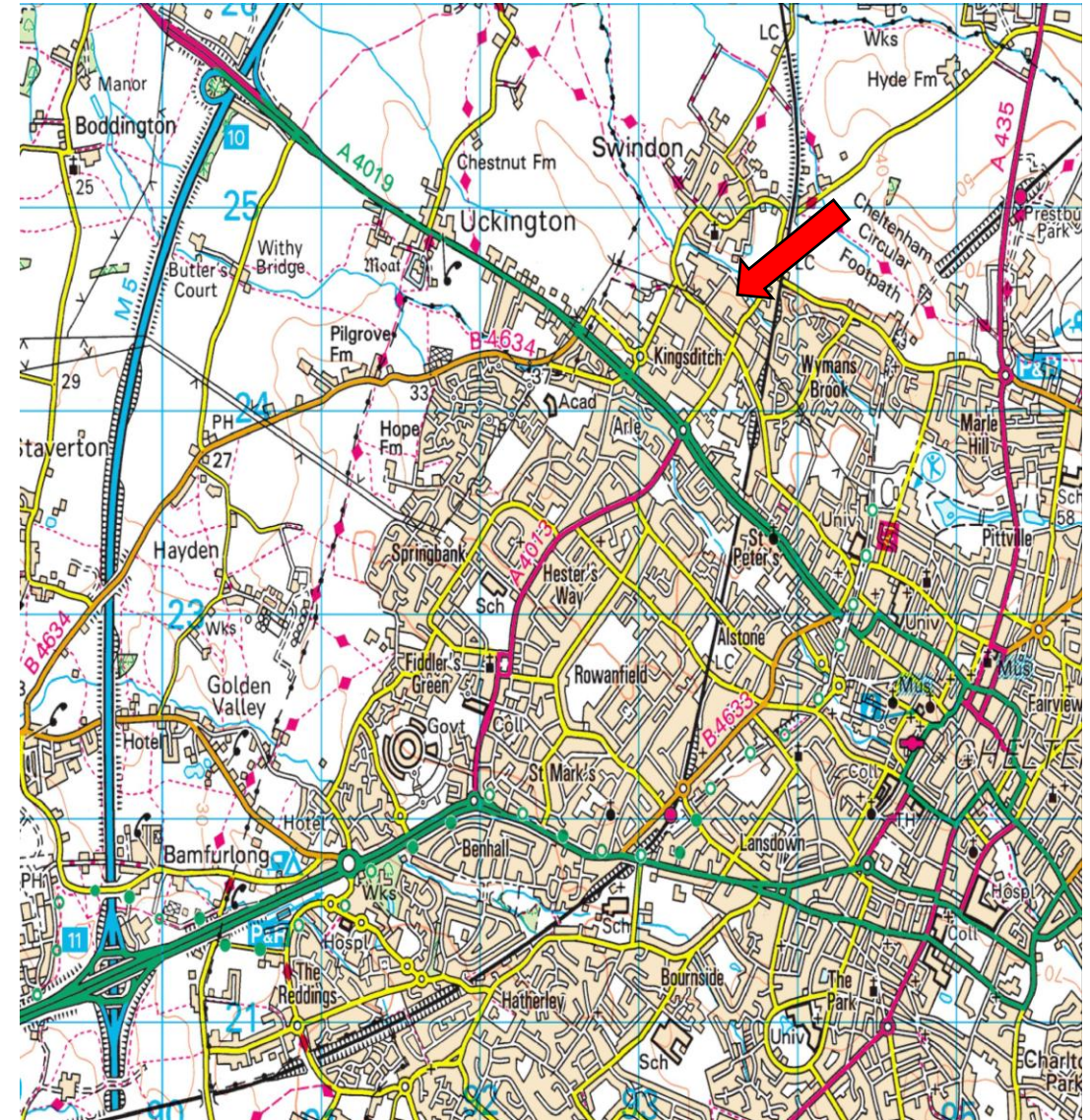


0.5 miles

**M5
Motorway**



3 miles



Accommodation

Description

The space available comprises the first floor area within The Padel Club building. Separate pedestrian access leads to a ground floor lobby with lift and stairs access to the first floor.

The studio / office accommodation will benefit from welfare facilities, including a kitchenette and WC facilities.

It is envisaged the space will be suitable for complimentary uses, such as for physiotherapy, chiropractic wellness or other health related purposes / treatments.

Parking

Car parking is available to the front of the building.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation

Approximate gross internal areas

Area	Sq ft	Sq m
Studio / Office Room	2,637	244.98

**Onsite
Car parking**



**LED
Lighting**



Kitchenette



WC Facilities



**Nearby
Population**



Rates | EPC | Terms | Rent | VAT

Business Rates

The property will require a separate assessment for business rates. Interested parties should make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 13/A and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The studio and office room is available to lease on a new internal repairing and insuring lease, to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

Rent

An all-inclusive rent and services package to be based on £20.00 per sq ft pa exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

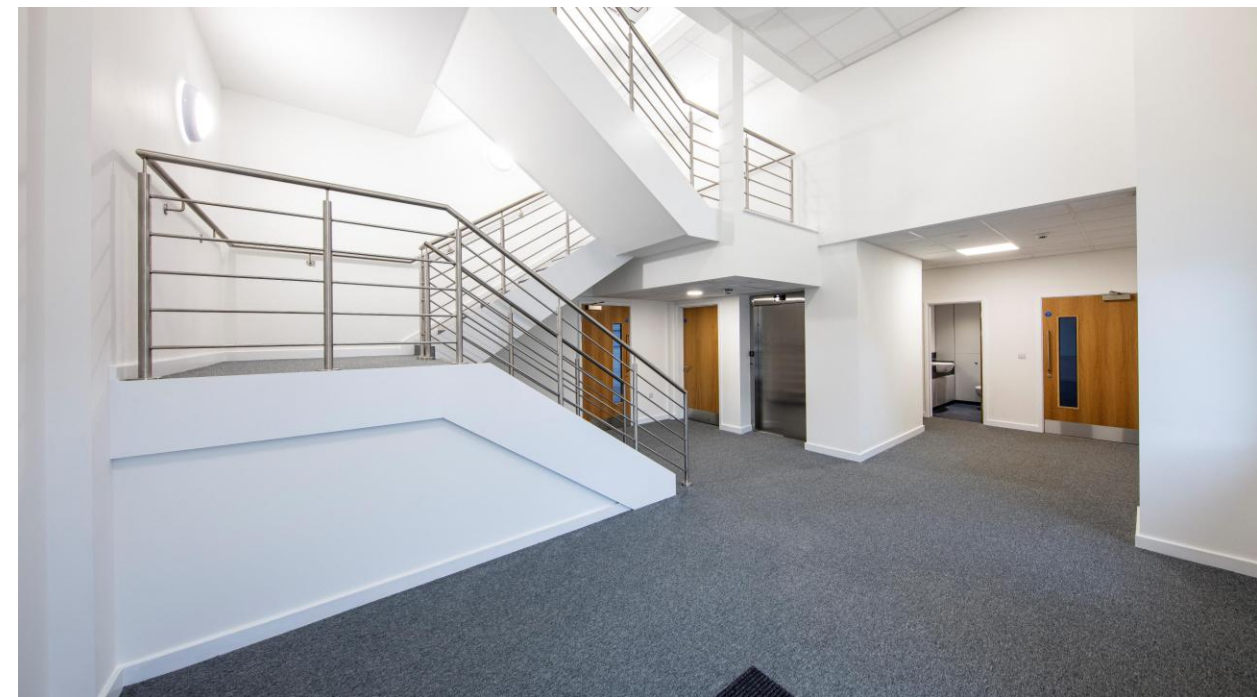
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: N101486 Date: July 2025 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source