



Outstanding Contemporary Modern Office Building

Unit C, The Lypiatts, Lansdown Road, Cheltenham, GL50 2JA

- Attractive courtyard setting within a mature landscaped environment
 - Generous car parking
- Within 1/2 a mile of Cheltenham town centre and 250 metres of Montpellier

*Offices
To Let*

*286 sq m
(3,078 sq ft)
Approx.*



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

With a population of around 120,000, Cheltenham is an important regional centre within the heart of the Cotswolds. The town serves an extensive catchment area and is renowned for its range and quality of shopping and its various festivals which attract many visitors throughout the year.

The town benefits from good transport connections to the Midlands and South West with Junctions 10 & 11 of the M5 motorway located approximately 4

miles to the West of the town centre providing direct access to Bristol and Birmingham. The A417 (dual carriageway) provides good access to the M4 motorway and London. Cheltenham has regular train services to London Paddington (1 hour 55), Birmingham (40 mins) and Bristol (45 mins).

The Lypiatts is located on Lansdown Road (A40) within about 250 metres of the fashionable district of Montpellier and about 1/2 mile of the town centre and 3/4 of a mile of the train station. The office building is situated in an attractive courtyard setting



Accommodation

The approximate net internal floor area is as follows:

Unit C: 159.9 sq m (1,721 sq ft) plus entrance area.

Extension: 126.1 sq m (1,357 sq ft)

Total: 286 sq m (3,078 sq ft)

Plus car parking.

within a mature landscaped environment. It is one of three modern office buildings that occupy a tranquil position to the rear of a Regency period villa.

Description

The property comprises a single storey semi-detached office building of cavity brickwork under a pitched tiled roof incorporating timber sash windows, together with a new extension. The most recent addition to the property has a flat roof with single ply membrane and concealed gutter metal powder coated downpipes, cedar finish to roof soffits and porcelain slate effect



tiles.

There is a disabled access ramp to the entrance of the property.

Internally, the pre-existing offices are fitted out with perimeter trunking, gas centrally heated radiators, ceiling mounted fluorescent lighting, together with a tea point, 2 x WC facilities

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and a boiler cupboard. The layout currently comprises three partitioned meeting rooms and a server room.

The latest addition to the building boasts power floated finished floors with good quality carpets, painted white steel beams, exposed services and LED lighting. There are several data and electric points and 4 x electric Velux roof lights.

There is also a heat recovery ventilation system which could be extended into Unit C and supplementary underfloor heating. Potentially, 2 or 3 internal doors could be created to connect to Unit C.

There are 5 designated car parking spaces to the front of Unit C, plus plans for additional spaces on site.

Rent

Rent on application.

Terms

The property is available by way of a new lease for a term of years to be agreed, subject to regular rent reviews.

Legal Costs

Each party is responsible for its own legal fees incurred in the transaction and Landlord's legal fees to be split 50/50 between the transacting parties.



Rates

Rateable Value for Unit C: £30,500

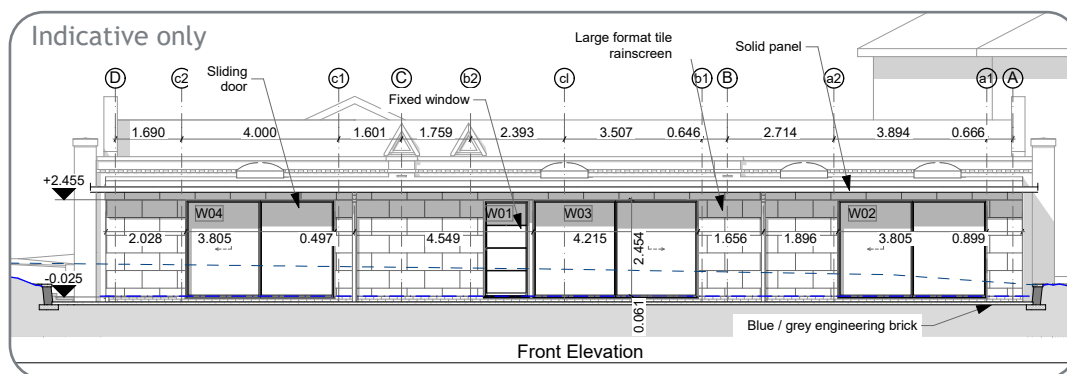
Rateable value for the extension to be confirmed.

The above information was obtained from the Valuation Office website. Interested parties should make their

own enquiries of the billing authority Cheltenham Borough Council to verify the current rates payable. Transitional relief may be available.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.



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Viewing

By prior appointment with the sole agents KBW.



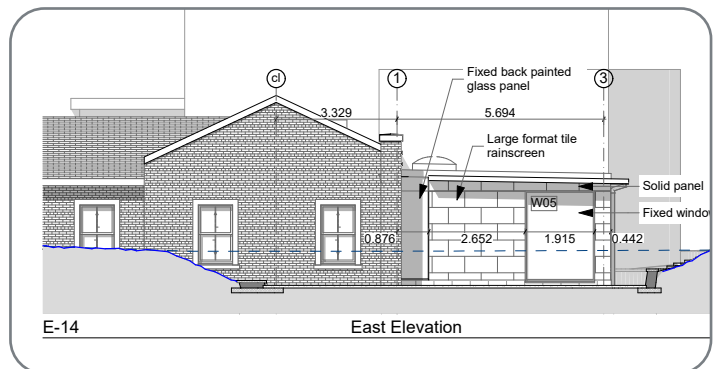
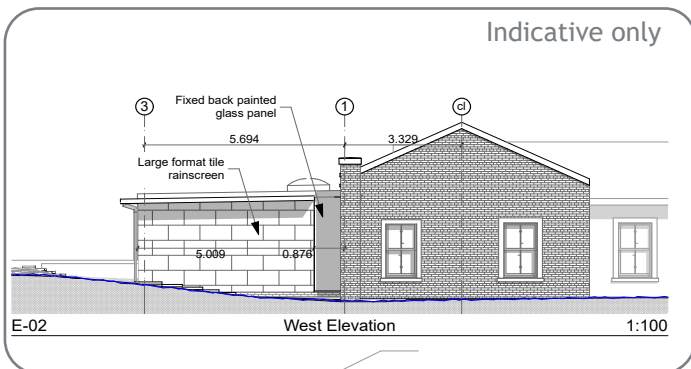
EPC

To be reassessed.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Ref: 325001



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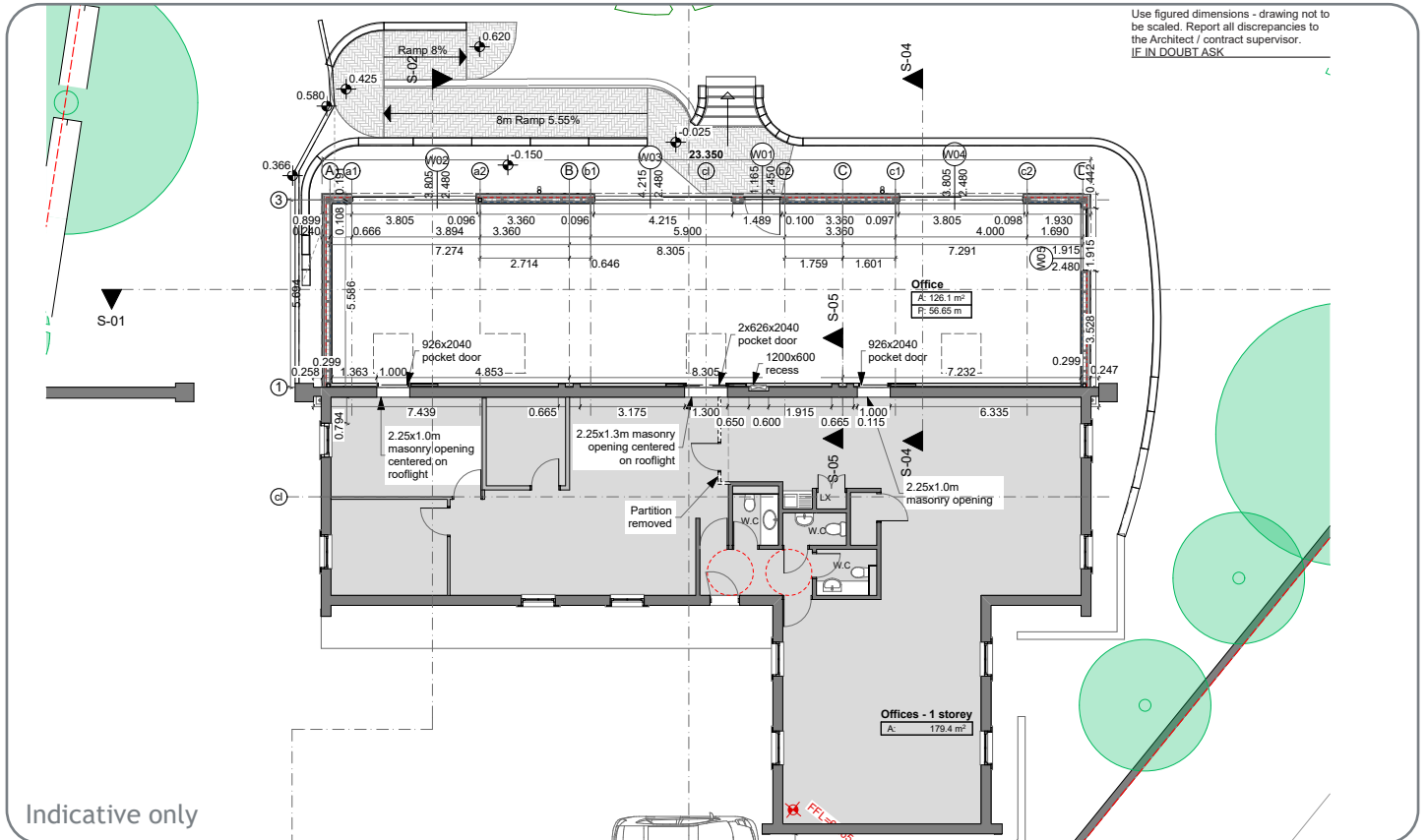
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