



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

- Attractive courtyard setting within a mature landscaped environment
 - Private parking for 5 cars
- Within 0.5 miles of Cheltenham town centre and 250 metres of Montpellier

Offices
To Let

159.9 - 286 sq m
(1,721 - 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 Montpellier and about 1/2 mile of the town centre. The office building is situated in an attractive courtyard setting within

Accommodation

The approximate net internal floor area is 159.9 sq m (1,721 sq ft) plus entrance area. Plus the use of 5 demised car parking spaces.

A newly built extension could also be made available to provide an additional 126.1 sq m (1,357 sq ft). Total accommodation available 286 sq m (3,078 sq ft)

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.

rooms and a server room.

Externally there are 5 designated car parking spaces to the front of the building.

Description

The property comprises a single storey semi-detached office building of cavity brickwork under a pitched tiled roof incorporating timber sash windows. Internally the offices are fitted out with perimeter trunking, gas centrally heated radiators, ceiling mounted fluorescent lighting, together with a tea point, 2 x WC facilities and a boiler cupboard. The layout currently comprises three partitioned meeting

Rent

Rent on application.



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Terms

The property is available by way of an assignment or sub-lease of the whole demise, subject to Landlord's consent. The existing lease expires 7th May 2027.

Alternatively, a new lease could be made available, to include the new extension, subject to Landlord's consent.

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: £30,500

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.



EPC

To be reassessed.

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.

Viewing

By prior appointment with the sole agents KBW.

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: 324021



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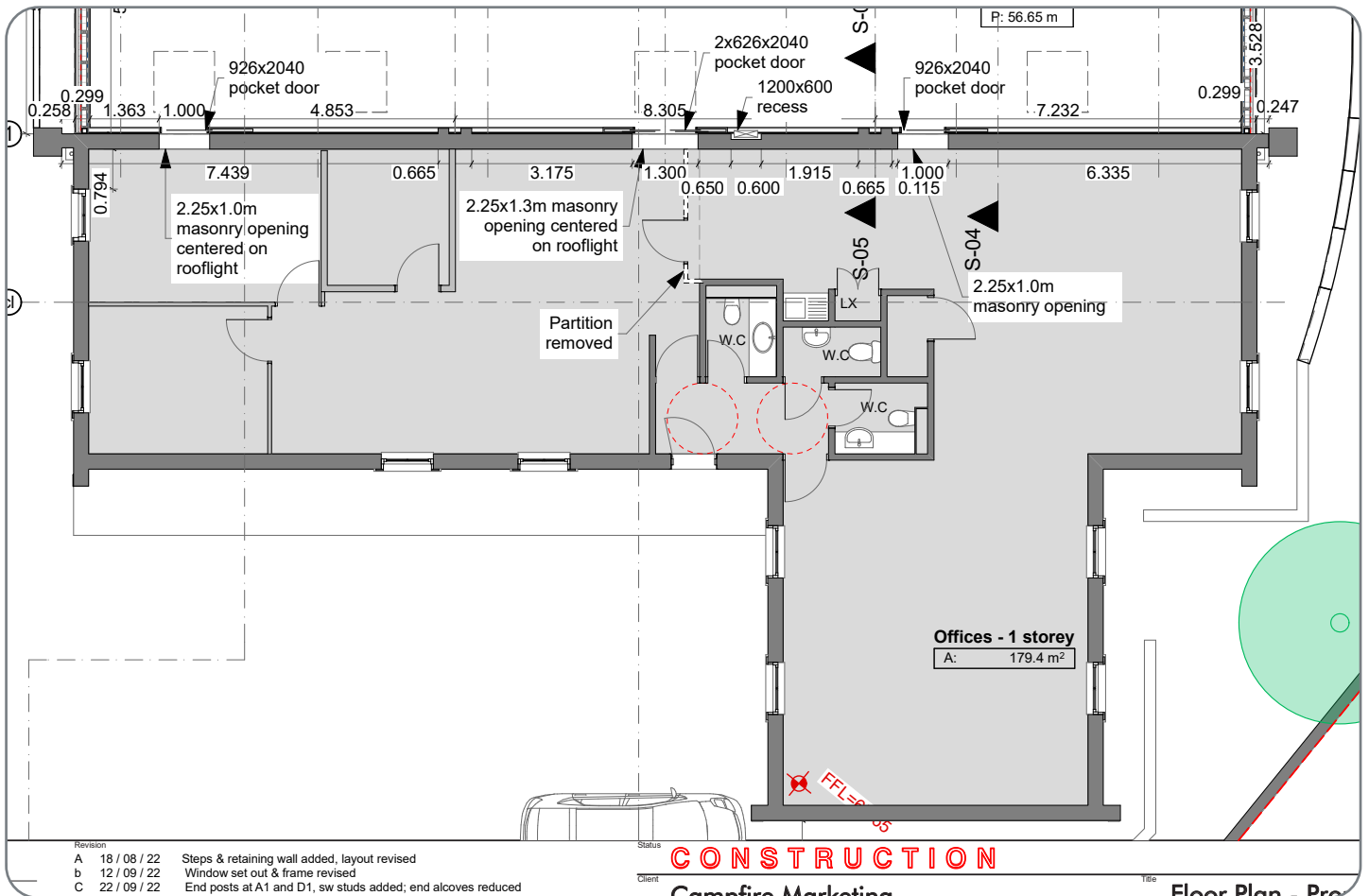
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Indicative only

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