

TO LET

MODERN CAMPUS OFFICES

Gloucestershire College Campus, Cheltenham, GL51 7SJ

2,737 sq ft (254.25 sq m)



- Contemporary Office Space
- Flexible Sized Suites
- Close to Junction 11 M5
- Ample Onsite Secure Car Parking
- Air Conditioning
- High Speed Broadband

Recent lettings to Cloud Tamers Ltd
and ATS Global Ltd

Bruton Knowles LLP
Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF
01452 880000

Cheltenham Campus Offices

LOCATION

The property is located just off Princess Elizabeth Way and is accessed off Junction 11 of the M5 motorway, some 1.6 miles West via the A40. The A40 leads from Cheltenham past GCHQ towards the City of Gloucester. Cheltenham is centrally located in Gloucestershire and benefits from good transport links. Rail services to London are available from Cheltenham Spa Station and air links available at Staverton Airport some 1.8 miles to the West.

DESCRIPTION

Modern First Floor Offices within the Gloucestershire College Cheltenham Campus. The building was purpose built in 2002 and benefits from:

- Open plan modern office space
- Various sized suites available
- On site catering facilities and Starbucks Coffee Bar
- Good parking provision.
- Manned reception with communal atrium
- Lift Access
- Air Conditioning
- Secure Access and CCTV

The first floor offices are available as a whole or in part and benefit from parking in an adjacent car park.

ACCOMMODATION (IPMS)

	Sq ft	Sq m
Total First floor Offices	2,737	254.25

BUSINESS RATES

The suites will need to be separately assessed by the Valuation Office Agency for Business Rates.

PLANNING PERMISSION

The suites currently benefit from B1 Office Planning Permission of the Use Classes Order 1987.

ENERGY PERFORMANCE CERTIFICATE

Display Energy Certificate Rating – C72.
Energy Performance Certificate Rating – TBC

TERMS

The office suites are offered by way of a new effective for a term of years to be agreed.

RENT

£19.00 Per Square Foot Exclusive.

SERVICE CHARGE

A service charge for building and estate maintenance will be levied. It is estimated that the service charge will be in the order of £6.50 Per Square Foot.

VAT

The property is elected for VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment only with the sole letting agents. Site and Floor Plans in PDF or CAD format are available upon request.

SUBJECT TO CONTRACT



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