

TO LET

OFFICES

UNIT B, THE LYPIATTS, LANSDOWN ROAD, CHELTENHAM, GL50 2JA



- Close to Montpellier
- Highly Specified Self-Contained Office Building
- Six Car Parking Spaces
- Heating and Cabling Installed

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

The premises are located on Lansdown Road which forms part of the main A40 road leading into Cheltenham from the West and junction 11 of the M5 motorway in Gloucester. The premises form part of a courtyard setting and are within 250 metres of the Montpellier District of Cheltenham.

DESCRIPTION

The premises comprise a self-contained two storey office building set in a courtyard. The building has been maintained and refurbished to a very high standard to include high quality partitions, carpeting, new lighting and IT cabling.

ACCOMMODATION

(Approximate Net Internal Floor Areas)

The building comprises of a net floor area of 217.76 sq m (2,343 sq ft) over two floors. The ground floor has been partitioned to create a general office with partitioned offices leading off whilst the first floor is predominately open plan with a single partitioned office.

Ladies & Gents WC facilities.

Outside

Six car parking spaces are provided within the courtyard parking area with a shared grasscrete parking for overflow/visitors.

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired heating is installed.

BUSINESS RATES

Source: Valuation Office Agency website. See notes below
The premises area currently assessed for rating purposes at a Rateable Value of £23,500.

LEASE TERMS

The offices are offered to let on a new lease to be excluded from Security of Tenure Provisions of the Landlord &

Tenant Act 1954 for a term of five years or more.

RENTAL

On application.

SERVICE CHARGE

A service charge is payable in respect of the ground maintenance and refuse collection and also a separate contribution will be payable to the landlords insurance premium.

VAT

The property is elected for VAT which is chargeable on rent, service charge and insurance payments.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy rating of C (57).

RICS CODE FOR LEASING BUSINESS PREMISES

A copy of the RICS Code for Leasing Business Premises is available on request, and can be located by clicking the following link:

www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020-1.pdf

It is advised that all parties take independent professional advice during a commercial lease transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent: -

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Tel: 01242 576276
email: enquiries@johnryde.co.uk

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IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2021/2022 51.2 pence in the pound. Small Business Multiplier 49.9 pence in the pound (applicable to Rateable Values under £15,000). Total exemption for qualifying parties for properties with Rateable Values under £12,000. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. Information obtained from www.gov.uk and Rateable Values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

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