



*Units 1 & 2 Alstone Business Centre  
Alstone Lane, Cheltenham  
GL51 8HF*

- *Open plan office accommodation*
  - *Generous car parking*
- *Close to Cheltenham Spa Railway Station*

*Offices  
To Let*

*258.85 sq m  
(2,786 sq ft)*



**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**







# Units 1 & 2 Alstone Business Centre Alstone Lane, Cheltenham GL51 8HF

- Open plan office accommodation
  - Generous car parking
- Close to Cheltenham Spa Railway Station



## Location

The property is located on Alstone Lane within the Alstone Business Centre. The Centre, which comprises 6 units, forms part of a larger commercial estate about 1 mile west of the town centre. Neighbouring occupiers include; Lilian Faithful Homes, L'Una Designs Ltd, Blue Sheep and St Georges Park Bakery.

## Description

Units 1 and 2 Alstone Business Centre comprise a single storey building

fronting Alstone Lane. Originally constructed as two units, the property now provides two linked open plan office areas with rear kitchenette and WC facilities within each. The office areas are fully carpeted with suspended ceilings, recessed fluorescent lighting, perimeter trunking and gas fired central heating. There is good natural light through the metal casement windows along the side elevations.

Externally, there are a minimum 15 allocated car parking spaces to the north and west elevations.

## Accommodation

The approximate gross internal floor area is 258.85 sq m (2,786 sq ft).



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



# Units 1 & 2 Alstone Business Centre Alstone Lane, Cheltenham GL51 8HF

- Open plan office accommodation
  - Generous car parking
- Close to Cheltenham Spa Railway Station

## Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

## Rent

£33,500 per annum exclusive.

## Estate Service Charge

A service charge will be levied by the landlord and recoverable from the Tenant as a contribution towards the upkeep, maintenance and management of the estate and common areas.

## Rates

Rateable Value: £22,750

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.

## Legal Fees

Each party to bear its own legal costs incurred in the transaction.

## VAT

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

## EPC

An EPC has been commissioned.

## Viewing

By prior appointment with the sole agent KBW.

Ref: 910110

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**