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To Let

Meridian House, Cheltenham Trade Park, Enterprise Way, Cheltenham, GL51 8LZ

- Self-contained office building on Cheltenham Trade Park
- 12,467 sq ft (1,158.2 sq m) to let
- Close proximity to Cheltenham Spa station

0117 945 8814

5th Floor, Assembly Building B, Cheese Lane, Bristol BS2 OJJ

Location

Cheltenham Trade Park is situated one mile west of Cheltenham town centre off Arle Road, reached via Gloucester Road or Princess Elizabeth Way. It has easy access to the M5 motorway at Junctions 10 and 11, each approximately 3 miles distant. Cheltenham Spa railway station is within approximately 3/4 mile.

Description

The building has a dedicated covered entrance from Central Way, with the car park consisting of 21 spaces plus 2 accessible spaces.

The building benefits from the following specification:

- Suspended ceilings
- LED lighting
- Raised floors
- Double glazed, openable windows
- Central heating
- Lift access
- Cycle storage

Accommodation

We have been provided with the following areas:

Floor Area	Sq. Ft.	Sq. M.
First Floor	6,132	569.7
Ground Floor	6,335	588.5
Total	12,467	1,158.2

The accommodation is available as a whole or on a floor by floor basis.

Parking

21 spaces plus 2 accessible reflecting a ratio of 1:542 sq ft

Terms

The accommodation is available by way of full repairing and insuring lease direct from the Landlord on terms to be agreed.

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the building and estate and provision of services.

Rates

Further information is available from the Local Rating Authority, Cheltenham Borough Council.

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Anti Money Laundering

Upon Agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

Viewing

Viewing is strictly by prior appointment with the agents. Please contact:

Polly Smart
Tel: 07929 673 626
Email: polly.smart@knightfrank.com

Andy Smith
Tel: 07443 983253
Email: andy.smith@knightfrank.com

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