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To Let

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

- Self-contained office building on Cheltenham Trade Park
- 3,825 sq ft (355.4 sq m) to let
- Close proximity to Cheltenham Spa station

0117 945 8814

5th Floor, Assembly Building B, Cheese Lane, Bristol BS2 0JJ

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 behind the building and adjacent to the entrance.

The estate is well landscaped providing common green space and the building comes with a private courtyard and 11 car parking spaces.

The building benefits from the following specification:

- Suspended ceilings
- LED lighting
- Wall mounted air conditioning
- Perimeter trunking
- Double glazed windows
- 11 parking spaces including 1 accessible

Accommodation

We have been provided with the following areas:

Floor Area	Sq. Ft.	Sq. M.
First Floor	1,959	182.0
Ground Floor	1,851	172.0
Total	3,810	355.4

Parking

Parking ratio of 1:350

Terms

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

Estate Charge

An estate charge will be levied to cover the maintenance and upkeep of the estate.

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

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Andy Smith

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