

# TO LET — Units on Flexible Terms

Space Business Centre, Tewkesbury Road, Cheltenham, GL51 9FL



Established Business Park



Manned site



Onsite Parking



Flexible Terms

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## LOCATION

The Space Business Centre in Cheltenham is situated in a perfect location and offers strong transport links across the region. The business centre is located on the outskirts of Cheltenham and within easy commute of Gloucester. Both the M5 and the A40 are a short drive away allowing quick travel to the major local cities such as Oxford, Worcester and Bristol.

When proceeding down the Tewkesbury Road look out for the entrance to Neptune Business Centre. Space Business Centre is behind this estate.

## DESCRIPTION

The Space Business Centre is a purpose-built, landscaped site designed for smaller and start-up businesses. The site benefits from great amenities such as:

- Full loading access to each business unit 24/7.
- Dedicated unit and visitor parking
- Flexible mezzanine level with natural light.
- Two amenity blocks including shower facilities.
- CCTV and security barrier

## EPC

Each unit benefits from EPC rated D or above.

## ACCOMMODATION (GIA)

| AREA    | SQ FT | PCM         | AVAILABLE   |
|---------|-------|-------------|-------------|
| Unit 14 | 428   | £ 700 + VAT | Immediately |
| Unit 4  | 508   | £844 + VAT  | September   |

## SERVICE CHARGE/ BUILDING INSURANCE

Service charge and building insurance is included in monthly rental.

Please note that utilities are Tenant responsibility.

## PARKING

There is external shared parking onsite. Contact agent for further details.

## TERM

The units are available by way of monthly rolling license.

## VAT

VAT will be applied to all costs.

## BUSINESS RATES

It is advised that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

## PLANNING CONSENT

Interested parties are advised to make their own enquiries with the local authority.

## LEGAL COSTS

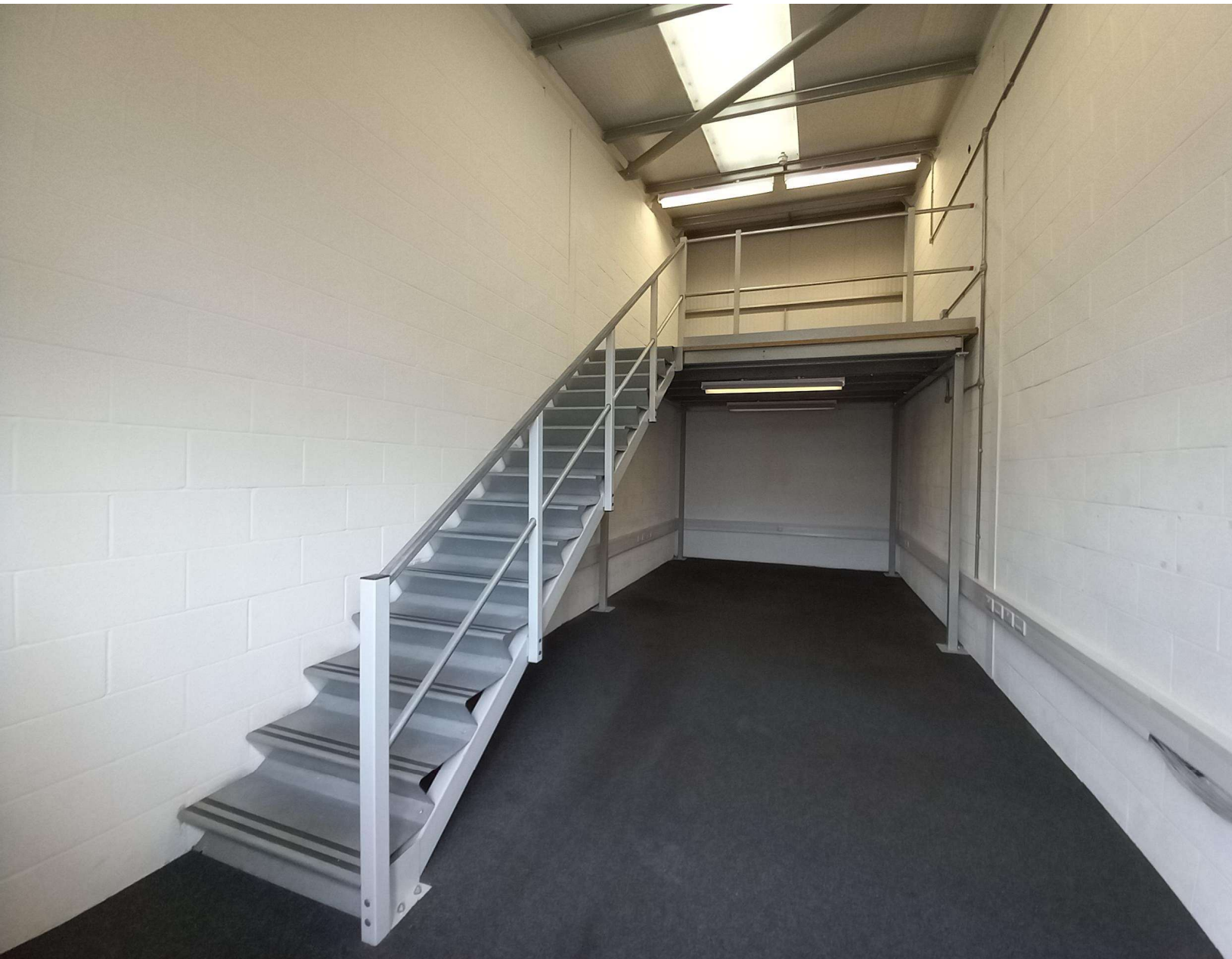
Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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## CONTACT

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