TO LET – Units on Flexible Terms

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

BRUTON KNOWLES



- 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 35	593	£930 + VAT	Immediately
Unit 19	516	£850 + VAT	December

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.

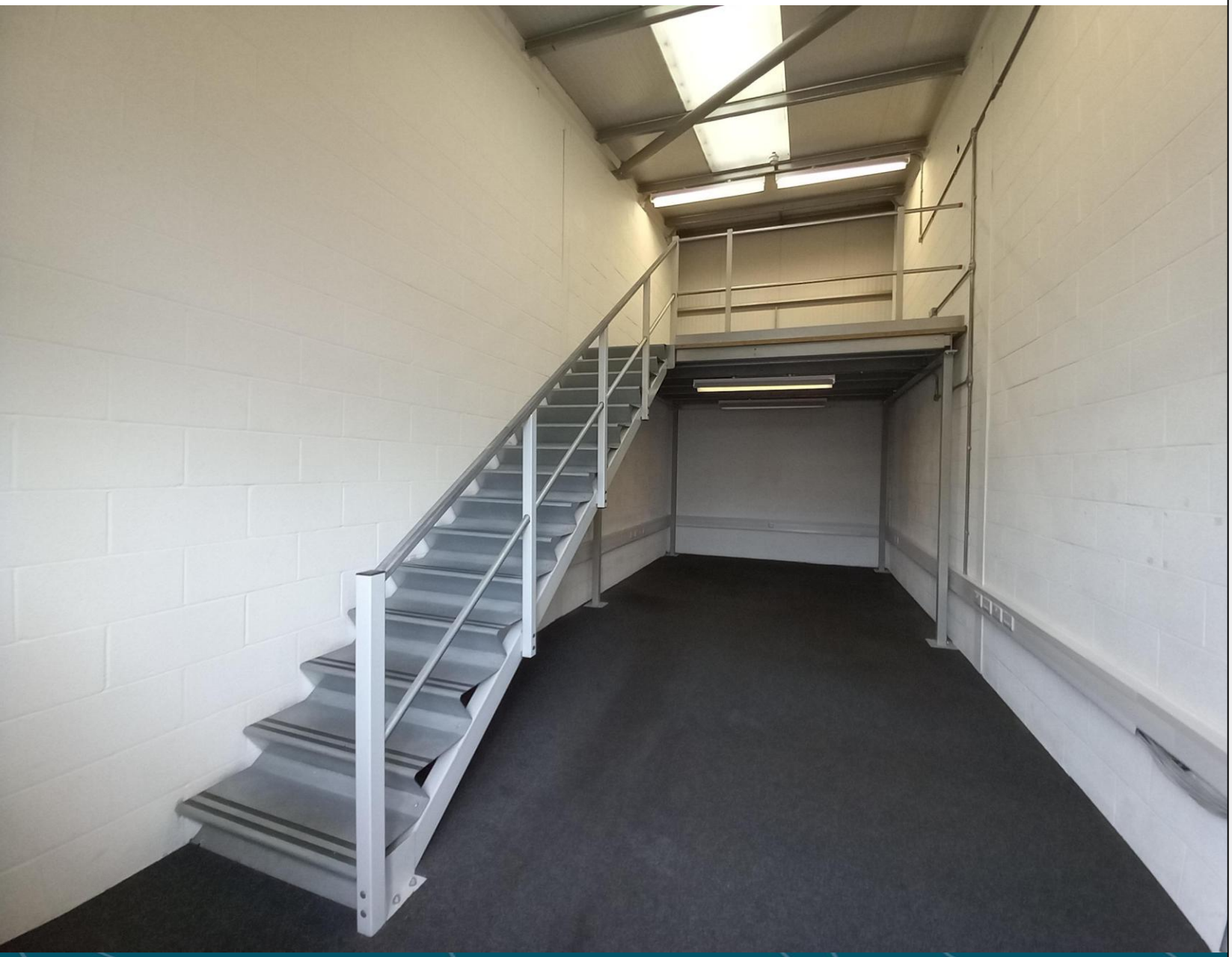
FURTHER INFORMATION

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

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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