



Enterprise House

Cheltenham Trade Park,
Arle Road, Cheltenham GL51 8LX



Incentives available

**Detached office building with
private twelve space car park**

**170.8 - 351.5 SQ M
(1,839 - 3,784 SQ FT)**

VIEWING: Strictly by prior arrangement with the Sole Agents

JOHN RYDE COMMERCIAL Chartered Surveyors Commercial Property Specialists Agency Development Valuation Management

For further information, or to arrange a viewing, please contact:

John Ryde Commercial
14 Royal Crescent, Cheltenham GL50 3DA
Tel: 01242 576276 Fax: (01242) 222023
Web: www.johnryde.co.uk





Location

Enterprise House is situated on Cheltenham Trade Park which is located 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 $\frac{3}{4}$ mile.

Description

Enterprise House comprises a self-contained office building providing a range of open-plan, partitioned and individual offices on both ground and first floors, benefiting from gas fired central heating, air conditioning to the first floor and floor boxes containing IT, power and telecoms points. Kitchen and toilet facilities are provided on both levels and there is a private car park to the side of the property providing parking for twelve vehicles. Additional parking is available close by and is available to all occupiers of the Trade Park.

Accommodation

Ground floor 170.8 sq m (1,839 sq ft)

First floor 180.7 sq m (1,945 sq ft)

Total Net Internal Area 351.5 sq m (3,784 sq ft)

Services

All main services are connected. Heating by way of a gas-fired system to perimeter radiators.

Lease Term & Rent

The premises are offered to let by way of a new lease, either as a whole or on a floor by floor basis. The tenant to pay a contribution towards buildings insurance and estate service charge. Rent on application. If let on a floor by floor basis a building service charge will be payable to landlord.

Rateable Value

The premises are assessed at a Rateable Value of £29,500. Source: Valuation Office Agency website. See notes below.

Planning

The premises have an established planning use as offices. We consider there is potential for alternative uses, such as Class D1 (health & welfare) or D2 (indoor leisure), subject to planning consent as required.

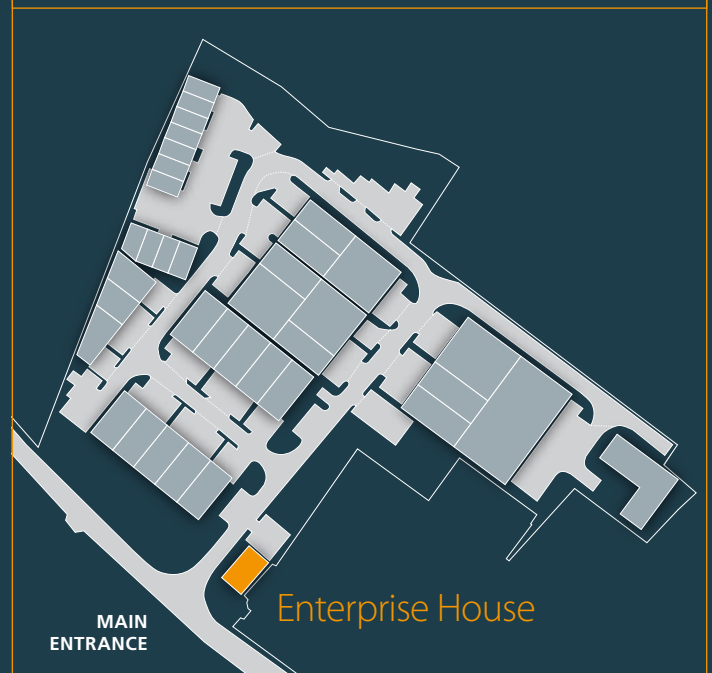
Legal Costs

Each party to be responsible for their own legal cost arising from the transaction.

Viewing

For further information or to arrange a viewing please contact the agents:-

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Telephone: (01242) 576276
Email: enquiries@johnryde.co.uk



IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purposes.

RATING – Standard Uniform Business Rate 2010/2011 41.4 pence in the pound. Rateable values obtained from www.voa.gov.uk and should be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. See the 'Taxes, returns & payroll' section of www.businesslink.gov.uk for further information.

MISREPRESENTATION ACT – These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor John Ryde Commercial, shall be responsible for statements or representations made. The Vendor does not make or give, and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.