



Meridian House

Cheltenham Trade Park,
Arle Road, Cheltenham GL51 8LX



To Let as a whole or on a floor by floor basis

**Open plan offices
with extensive parking
565.5 - 1,152.4 SQ M
(6,087 - 12,404 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

Meridian 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 ¾ mile.

Description

Constructed in 1991, Meridian House comprises a two storey detached office building built of brick elevations incorporating double glazed windows under a pitched roof, and benefits from partial CCTV coverage of external areas, access control system and intruder alarm.

Internally, the premises provide offices arranged over two floors, with the benefit of a ground floor reception area, an eight person passenger lift, and WCs, a shower, and kitchen facilities primarily to the first floor.

The office accommodation benefits from raised access floors, suspended ceilings with recessed fluorescent lighting, and gas fired central heating to perimeter radiators.

Accommodation

Ground floor 582.7 sq m (6,272 sq ft)
First floor 569.7 sq m (6,132 sq ft)
Total 1,152.4 sq m (12,404 sq ft)

(The above floor areas are approximate only, and have been measured on a Net Internal Area basis. This includes the ground floor reception area and a first floor kitchen).

Car Parking

There are a total of 59 parking spaces with the property, 27 of which are located immediately adjacent to the property, and the remaining 32 in a private car park close by. This is a ratio of approximately one space per 209 square feet.

Rateable Value

The premises are assessed at a Rateable Value of £100,000.
Source: Valuation Office Agency website. See notes below.

Lease Terms

The premises are available to let as a whole or on a floor by floor basis, for a duration to be agreed.

As a whole, the lease will be constructed on a full repairing and insuring basis. On a floor by floor basis, the lease will contain a building service charge provision.

The tenant will pay a share of building insurance and a contribution to the estate service charge.

Rent Guide

Rent guide £9.50 per square foot per annum exclusive.

Commercial Lease Code

As a responsible landlord, Aviva investors has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk

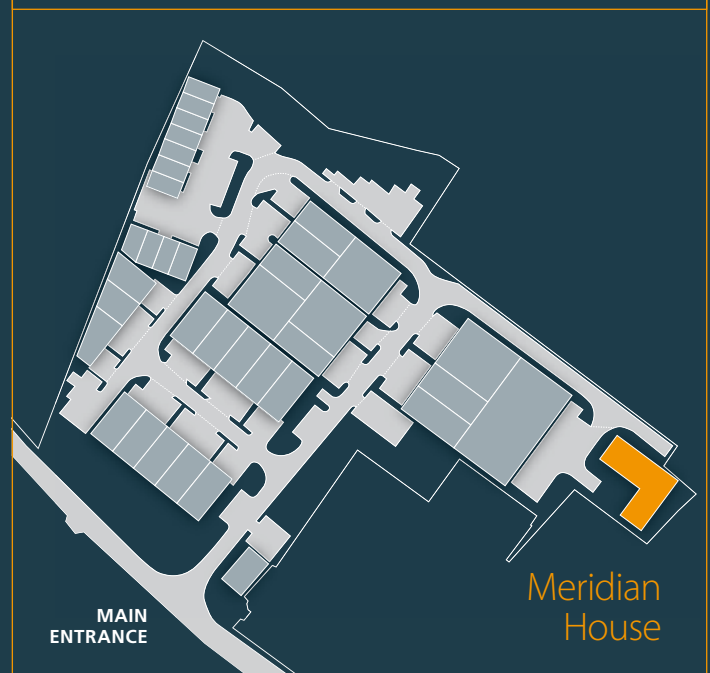
Legal Costs

Each party are to bear their own legal cost incurred in connection with the grant of a new lease.

Viewing

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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.