Ground Floor, Festival House
Jessop Avenue
Cheltenham
GL50 3SH

- Within prestigious office location
- Ground floor office suite
- Available immediately

To Let

Ground floor
office suite
506 sq ft
(which is 47 sq m)

T. 01242 244744
E. enquiries@kbw.co.uk
W. www.kbw.co.uk

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Location

Cheltenham is a large spa town on the edge of the Cotswolds, famous for its Regency Architecture. The town has good access to the motorway network with junctions 10 and 11 within 4 miles of the town centre. The A417/9 provides easy access to Swindon and the M4 to London.

Festival House is centrally located in the established office location of Jessop Avenue. Other nearby occupiers include HK Associates, Corinthian Wealth Management, Knights PLC, Barnett Waddingham, Wiggin Solicitors and BPE Solicitors.

The building is located close to Waitrose with a large car park and café on site.

Description

Festival House is a purpose-built office building extending to over 60,000 sq ft. The subject ground floor office suite provides modern office space benefiting from a suspended ceiling, recessed lighting, air conditioning and cable trunking. With excellent natural light and good floor to ceiling height, the ground floor office suite is open plan and there is 24/7 access.

There are a range of on-site facilities and services (some at an additional charge) including meeting rooms, front of house team, postage, printing, CCTV, shower facilities and cycle storage.

Terms

Available on a new (effectively) full repairing and insuring sublease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

Rent on application.

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Rates

Rateable Value to be reassessed.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Accommodation

The area, as defined in the lease, is 506 sq ft (which is 47 sq m).

EPC

The property has an energy rating of E (106). A copy of the Energy Performance Certificate can be made available upon request.

Legal Fees

Each party to bear its own legal costs incurred in the transaction, save for any head landlord costs which are to be split 50/50.

Viewing

By prior appointment with the sole agent KBW.

Ref: 021071

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