

Modern Office Building with Parking

**7 Rockfield Business Park
Old Station Drive
Leckhampton
Cheltenham
GL53 0AN**

216.32 sq m (2,328 sq ft)
approx



Location

Rockfield Business Park is situated on Old Station Drive, which is accessed from the B4070 Leckhampton Road approximately 1.5 miles to the south of Cheltenham Town Centre. The B4070 provides good access to the A417/9 to Swindon and the M4 motorway to the east and junction 11a of the M5 to the west.

Other occupiers on Rockfield Business Park include Holbrook Curtis, Circle Residential Management, BPC Partners, Oi Media, 16 Interactive and DM Specialists.

Description

Rockfield Business Park comprises a modern courtyard development of 8 office buildings with associated parking.

Internally, the accommodation provides open plan office accommodation over 3 floors and benefits from suspended ceilings incorporating LG7 lighting, carpeting and comfort cooling system throughout. The ground floor includes a separate kitchen with floor and wall mounted cupboards and integral fridge and there is an intercom system to control access to the front door. The premises are wired with Cat 5e cabling which is accessed via wall mounted network points and floor boxes on each floor. Natural light is provided to each floor via double glazed UPVC coated windows. A dda compliant WC with hand wash basin with hot water heater and hand dryer is located on the ground floor with a further WC at second floor level.

Externally, there are 5 allocated car parking spaces.

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor:		
Office:	59.22 sq m	(637 sq ft)
Kitchen:	6.48 sq m	(70 sq ft)
First Floor Office:	75.08 sq m	(808 sq ft)
Second Floor Office:	75.54 sq m	(813 sq ft)
Total:	216.32 sq m	(2,328 sq ft)

Terms

Available by way of a new fully repairing and insuring lease for a term of years to be agreed. Incorporating regular upward only rent reviews.

Quoting Rent

Rent: £25,500 per annum exclusive

Estate Service Charge

There is a service charge payable for the upkeep, maintenance and management of the common areas.

Rates

Rateable Value : £21,000

The 'Rateable Value' 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.

Value Added Tax

VAT is payable on the rent/price and service charge. All figures quoted are exclusive of VAT and intending purchasers and lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

EPC

The property has an Energy Performance Rating of 68. A copy of the Energy Performance Certificate can be provided on request.

Viewing

By prior appointment with the joint sole agents:

kbw Chartered Surveyors
7 Imperial Square
Cheltenham
GL50 1QB

Tel. 01242 244744

Fax. 01242 526021

Email. enquiries@kbwproperty.co.uk

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3BA

Tel: 01242 576276

Email: enquiries@johnryde.co.uk

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