

**CONVERTED MODERN OFFICE
OVER TWO FLOORS**

£7,900 PA

Description

A rare opportunity to rent an attractive self-contained former coach house building which has been converted into a modern office spanning over 2 floors. The ground floor offers an open plan office space with 168 square feet of accommodation. The ground floor also benefits from WC and kitchenette facilities.

The first floor offers a further open plan office spanning 162 square feet. The property includes plaster and painted walls as well as carpet throughout. A further benefit is an air conditioning/blower unit fitted to both ground and first floors.

Location

From the Royal Hall turn right onto Cheltenham Crescent and turn left onto Cheltenham Mount, after approximately 100 yards turn right onto Mount Parade and just before the Cheltenham Parade junction turn right onto Back Granville Road where the property is on the right hand side.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

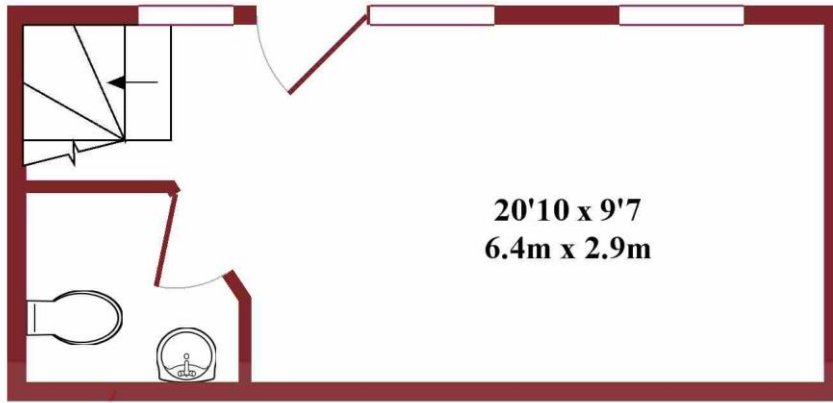
Services

All mains services are connected to the property.

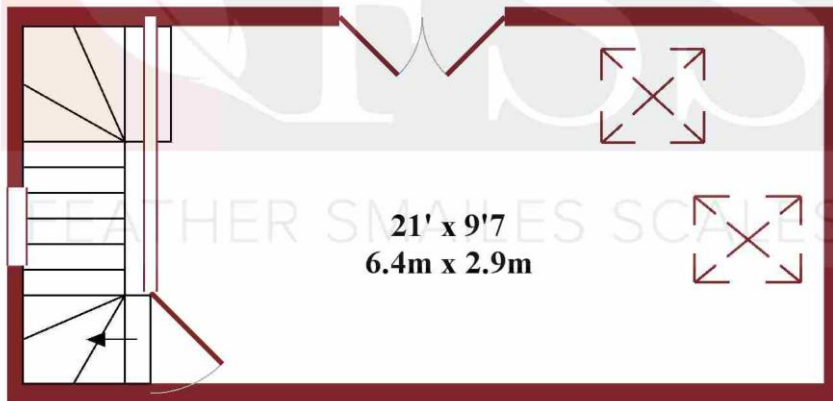
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.





**GROUND FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.7 SQ.M.)**



**1ST FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.7 SQ.M.)**

TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.5 SQ.M.)
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**NOT
REQUIRED**

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