



kbw

*Britannia House
Staverton Technology Park, Staverton
Cheltenham
GL51 6TQ*

- *Detached two storey office building*
 - *Generous car parking provision*
- *Conveniently located for Cheltenham and Gloucester and the M5 motorway*

To Let

**934.95 sq m
(10,064 sq ft)**

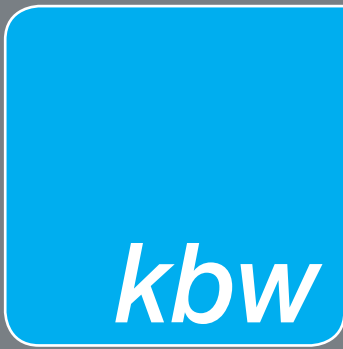


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Location

Staverton is strategically located between Cheltenham and Gloucester on the B4063 Old Cheltenham Road. Junctions 10 and 11 of the M5 motorway are within approximately 2.5 miles. The area is an established commercial location, popular with businesses associated with the Gloucestershire Airport.

Nearby occupiers within Staverton Technology Park include Harbour Key, Pennant, Creed Food Services, Horsebridge Network Systems and Future Advanced Manufacture.

Description

Britannia House is a two-storey mainly open plan office building constructed during the 1980's. The building offers modern and flexible accommodation including a number of smaller glazed cellular offices on both levels. The office accommodation has suspended ceilings with recessed fluorescent strip lights, under floor trunking, comfort cooling and gas central heating. There is the additional advantage of a passenger lift serving both floors.

There are a generous 43 car parking spaces available with the building.



Terms

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews. The

property will be available from March 2019, or earlier by agreement.

Rent

£150,000 per annum exclusive.

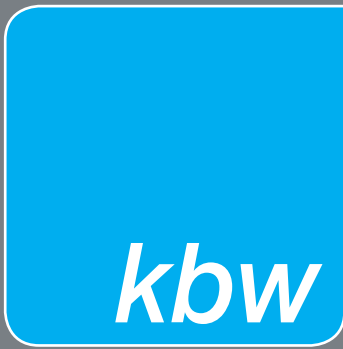


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Rates

The building is currently split into a number of areas for the purposes of business rate assessment as follows:

Suite 1 (GF): £25,750
 Suite 2 (GF): £23,250
 First Floor Suite: £45,500
 Car spaces 1 - 21: £4,400
 Car spaces 22 -27: £1,250

The building to be reassessed as a whole.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

VAT

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

Accommodation

| | | |
|--------------|--------------------|-----------------------|
| Ground Floor | 466.17 sq m | (5,018 sq ft) |
| First Floor | 468.78 sq m | (5,046 sq ft) |
| Total | 934.95 sq m | (10,064 sq ft) |



EPC

The property has an energy rating C (74). A copy of

the Energy Performance Certificate can be made available upon request.

Viewing

By prior appointment with the sole agent KBW.

Ref: 815041

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