To Let
First floor office suites
William Burford House
Lansdown Place Lane
Cheltenham
GL50 2LB

GENEROUS PARKING

From 796 sq ft (73.95 sq m) to 1645 sq ft (152.82 sq m)

Location

The property is situated in the Lansdown district of Cheltenham between the Regency terraces of Lansdown Place and Lansdown Crescent and within easy walking distance of Montpellier. The surrounding area is predominantly residential with a number of commercial occupiers located in the Lane. Cheltenham enjoys excellent rail and road communications, with good access to Junctions 11 and 11a of the M5 motorway within 4 miles. The A417/9 provides access to Swindon and the M4 to London.
Description

The office suites have the following key features:

- Open plan office space
- Separate meeting rooms
- To be refurbished with new carpeting.
- Window blinds
- Gas fired central heating
- Perimeter electric and telephone points
- Male / female and disabled wcs
- Excellent location within walking distance of Cheltenham’s town centre

Accommodation

The net internal area is approximately as follows:

<table>
<thead>
<tr>
<th>First Floor</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 3</td>
<td>78.87</td>
<td>849</td>
</tr>
<tr>
<td>Unit 4</td>
<td>73.95</td>
<td>796</td>
</tr>
<tr>
<td>Total area</td>
<td>152.82 sq m</td>
<td>1645 sq ft</td>
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</tbody>
</table>
Terms

Available by way of a new lease(s) for a term of years to be agreed.

Rental

Upon application

Rates

Further enquiries can be made at The Cheltenham Borough Council on 01242 262626

Legal Costs

Each party to be responsible for both parties legal costs in connection with the transaction.

VAT

All figures quoted are exclusive of VAT.

EPC

Available on request.

Viewing

By prior appointment with the sole agent Noyes Lewis Commercial Property 0845 602 6242