



43 Rissington Business Park, Upper Rissington GL54 2QB  
OFFICES TO LET - from 57.74sq.m to 349.11sq.m POA

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# (Part) 43 Rissington Business Park Upper Rissington, Cheltenham GL54 2QB

## POA Leasehold

### LOCATION

Rissington Business Park adjoins the beautiful Cotswold countryside and lies some 3 miles from Bourton on the Water and some 5 miles south of Stow on the Wold. There are excellent road links to Cheltenham, Oxford and Swindon.

43 Rissington Business Park lies opposite a useful range of local shops at the entrance to Upper Rissington village.

### DESCRIPTION

The building is currently part let, with the remaining area of some 349.11sq.m Net Internal Area (3,757sq.ft) being available for letting subject to refurbishment by the owner. The premises have their own entrance and comprises up to 10 separate offices together with WC's.

Please note, the pictures shown on the back page of the brochure show internal photographs of the areas

of the building that have already been converted to offices.

### LANDLORD WORKS

The owner will undertake to refurbish the offices to an agreed specification. Such works will ensure the EPC achieved will be to legal standard.

### LEASE TERMS

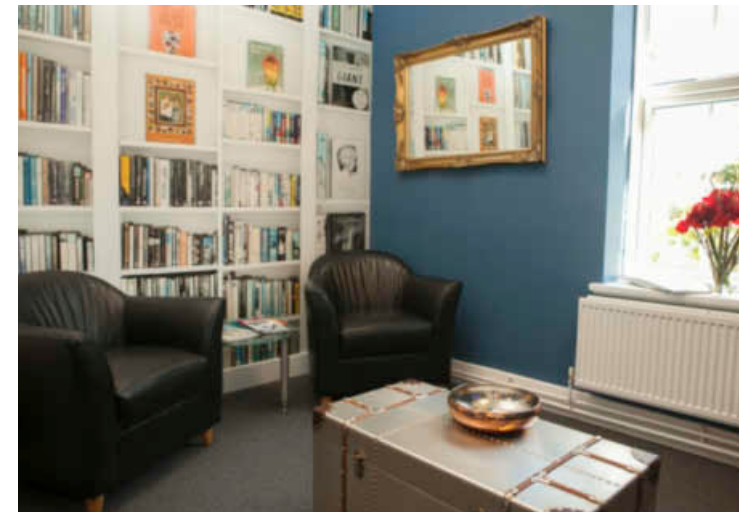
The property is available to let as a whole or in parts on a Full Repairing and Insuring basis on terms to be agreed at a rental level of £15 per sq.ft.

### RATEABLE VALUE

The building is not currently assessed for Business Rates. It will be assessed on completion of the Landlord's works.

### VIEWINGS

Strictly by appointment only with the letting agent.



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