



Portland House Albion Street, Cheltenham

Available from Approx 2,000 sq ft (186 sq m) to 7,696 sq ft (715.0 sq m)

SUBJECT TO CONTRACT

- Town Centre Location
- Highly Visible Position
- Open Plan Rear Extension (Approx 3,800 sq ft)
- New Lease Available
- Allocated Parking

Location

Portland House is located in the attractive Spa town of Cheltenham, the gateway to the Cotswolds. Cheltenham is conveniently located within easy reach of Bristol and Birmingham. Home to a number of major companies, Cheltenham is a regional centre renowned for good communications, varied shopping and leisure facilities. Portland House is situated in a highly visible position on Albion Street in Cheltenham Town Centre.

Description

Portland House provides an attractive period building at the front with accommodation over four floors with a modern rear section. This rear part provides open plan offices on two levels and the accommodation can be taken in part or as a whole.

The accommodation benefits from gas central heating, retained period features, perimeter trunking and a private car park providing 12 allocated spaces.

Terms

The accommodation is available in part or as a whole on a new lease for a term to be agreed. Rental guide as a whole £100,000 per annum, exclusive.

The existing occupier would be interested in remaining in part of the property and is flexible on which part of the property is retained. Please contact the office for further information.

EPC

The property has been assessed and provides a rating of E-114.

Value Added Tax

Please note that VAT may be payable on the rent/sale price.

Rates

Rateable Value: £58,500.

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable

Floor Plans

Please see attached floor plans (for identification, not to scale).

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Bevans Chartered Surveyors

www.bevanscs.co.uk

Accommodation

We calculate the following approximate net internal floor areas: -

Ground Floor

Period front accommodation

Office 1/Reception –	24.1 sq m (259 sq ft)
Office 2/Board Room –	16.5 sq m (178 sq ft)
Office 3 –	29.3 sq m (315 sq ft)
Office 4 –	17.4 sq m (187 sq ft)

Modern rear accommodation

184.2 sq m (1983 sq ft)

Total Ground Floor 271.5 sq m (2,922 sq ft)

First Floor

Period front accommodation

Office 5 –	45.5 sq m (490 sq ft)
Office 6 –	30.8 sq m (332 sq ft)
Office 7 –	18.0 sq m (194 sq ft)
Kitchen –	4.7 sq m (51 sq ft)

Total First Floor 99.0 sq m (1,065 sq ft)

Second Floor

Period Front accommodation

Office 6 –	54.5 sq m (587 sq ft)
Office 7 –	18.4 sq m (198 sq ft)
Office 8 –	25.8 sq m (278 sq ft)

Total Second Floor 98.7 sq m (1,062 sq ft)

Lower Ground Floor

Period Front accommodation

Office 9 –	33.6 sq m (362 sq ft)
Office 10 –	25.1 sq m (270 sq ft)
Office 11 –	19.5 sq m (210 sq ft)

Modern Rear accommodation

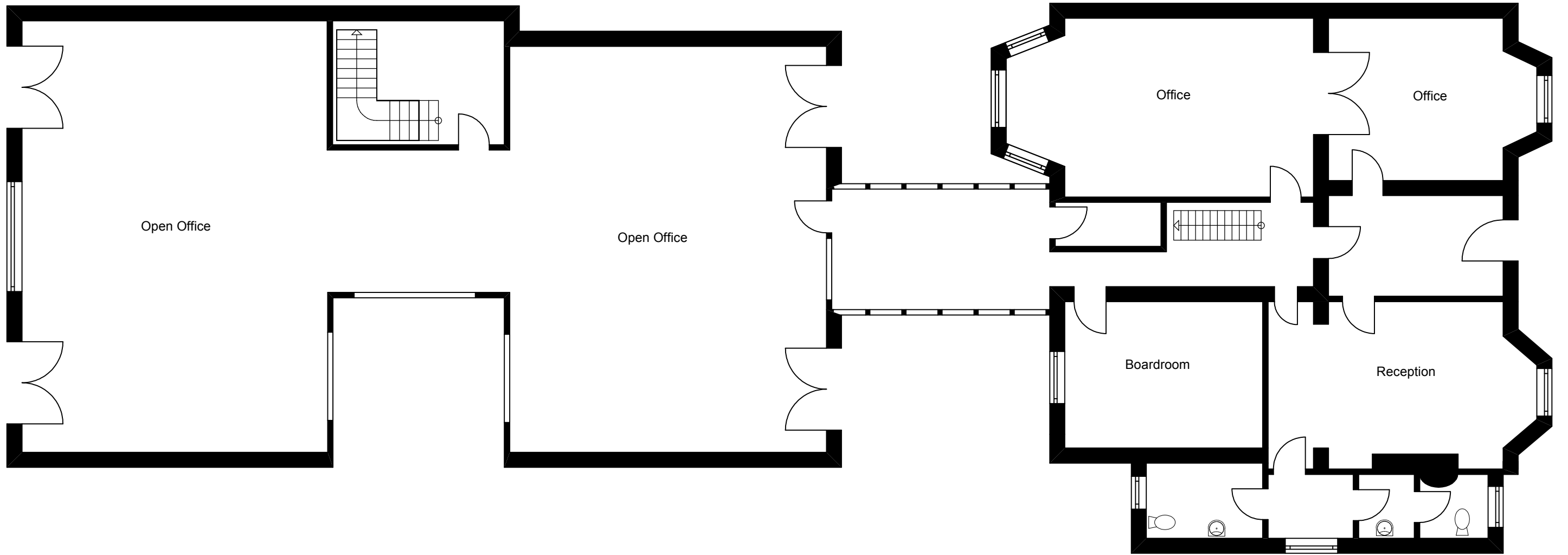
164.1 sq m (1,766 sq ft)
Kitchen – 3.5 sq m (38 sq ft)

Total Lower Ground 245.8 sq m (2,646 sq ft)

Total period offices 363.2 sq m (3,909 sq ft)

Total modern offices 351.8 sq m (3,787 sq ft)

Total Building 715 sq m (7,696 sq ft)

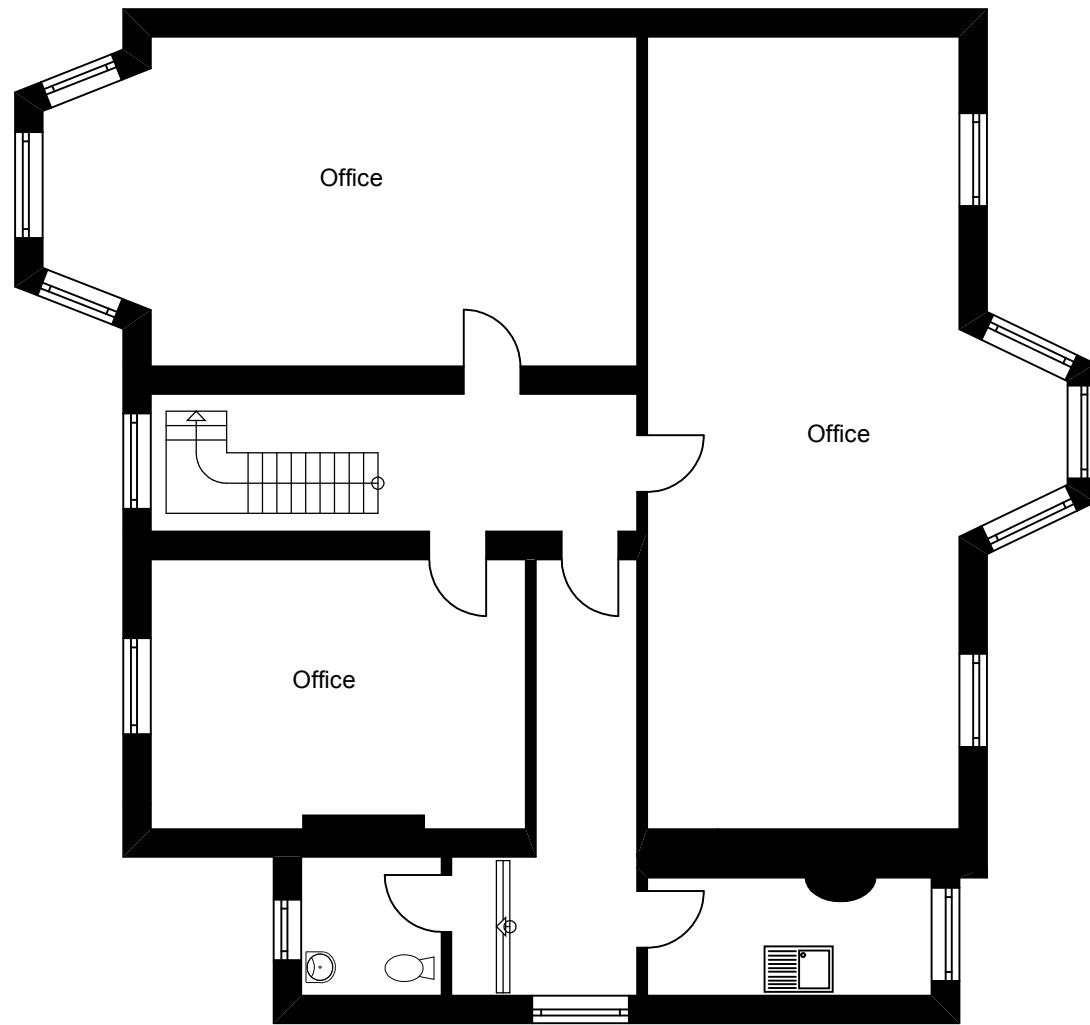


Meters: Scale 1:100

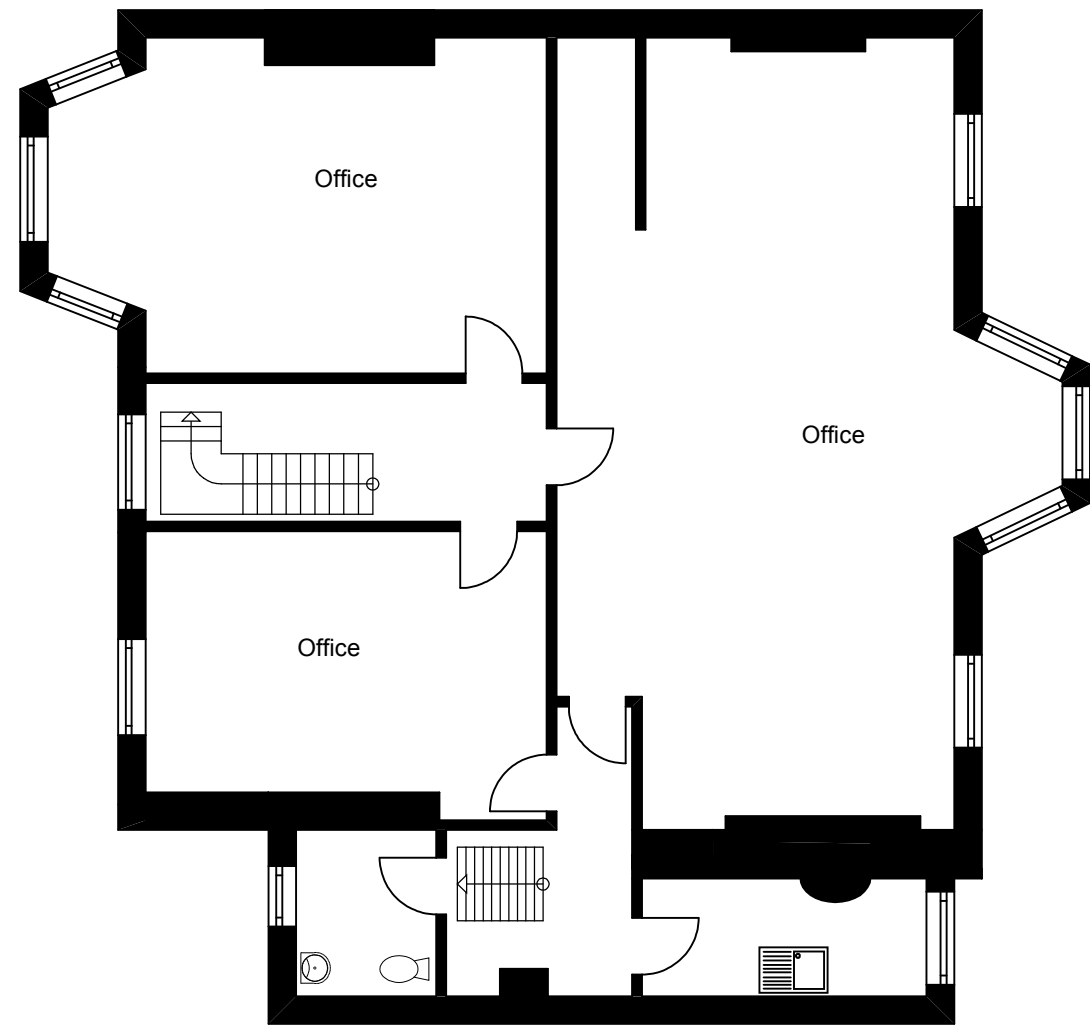


Ground Floor Plan
 No. 4 Albion Street
 Cheltenham
 GL52 2LG

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First Floor



Second Floor

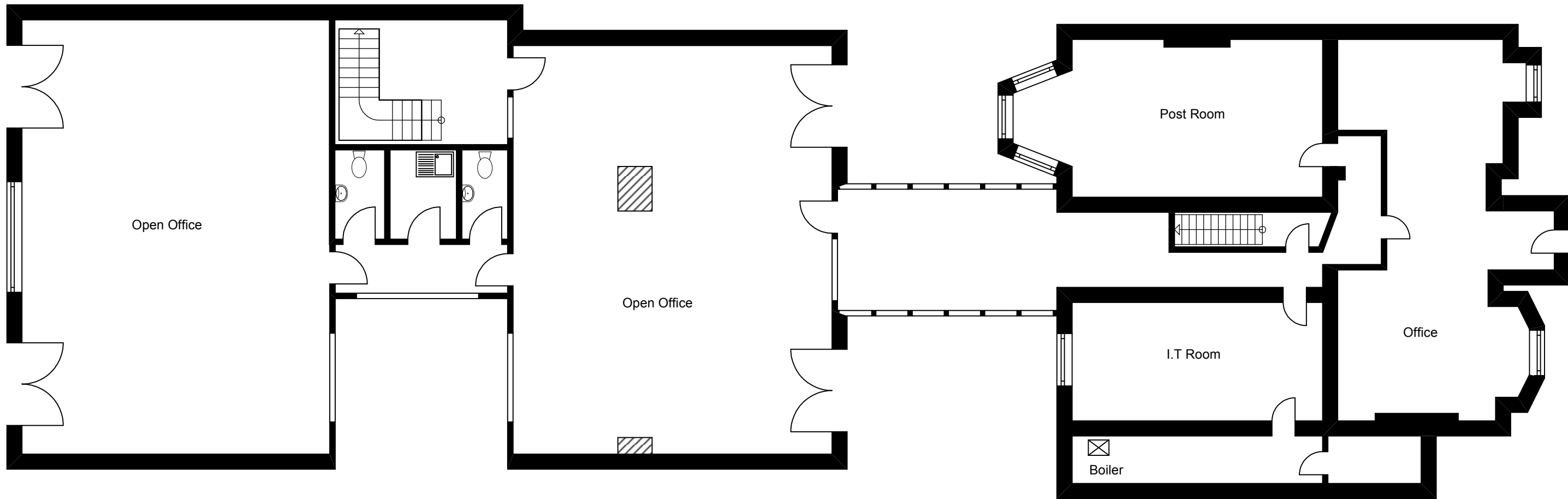


Meters: Scale 1:100



First Floor and Second Floor
 No. 4 Albion Street
 Cheltenham
 GL52 2LG

To be printed Landscape A3 format Scale: 1 : 100



Meters: Scale 1:100



Lower Ground Floor Plan
 No. 4 Albion Street
 Cheltenham
 GL52 2LG

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