

modern office space

1,036 sqft - 13,602 sqft

(96.2 sqm - 1,263.5 sqm)

To Let

CHELTENHAM

GL50 1YD



Ellenborough
House

Prestigious Central Location / Open Plan / Fully Air Conditioned / Generous Allocated Parking / Secure Cycle Store / Showers & Changing Facilities

prime position

Ellenborough House is an attractive multi-let office building in central Cheltenham with a period facade overlooking Oriel Road.

At the main entrance on Wellington Street, steps and an access lift lead to a spacious reception with the main stairwell, passenger lifts, and WCs.

The building offers quality openplan office space over

four floors with good natural light, and generous allocated private parking.

The accommodation on the first, second and third floors is available as a whole or on a floor by floor basis.



Specification includes:



lifts to all floors



secure cycle store



shower and changing facilities



communal WCs on each floor



air conditioning



fitted carpets



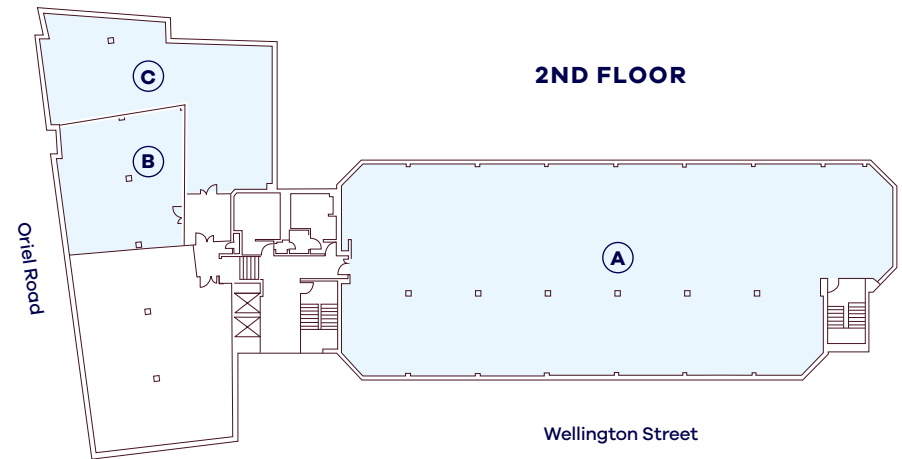
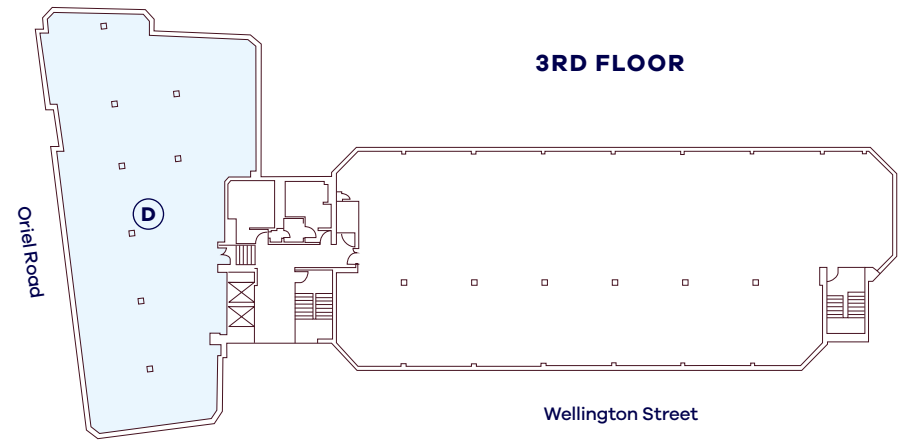
perimeter trunking



accommodation

We calculate the following approximate net internal areas:

	sqft	sqm
A Second Floor North	6,544	607.9
B Second Floor South 1	1,036	96.2
C Second Floor South 2	1,587	147.4
D Third Floor South	4,435	412.0
Total NIA	13,602	1,263.5







DISTANCES

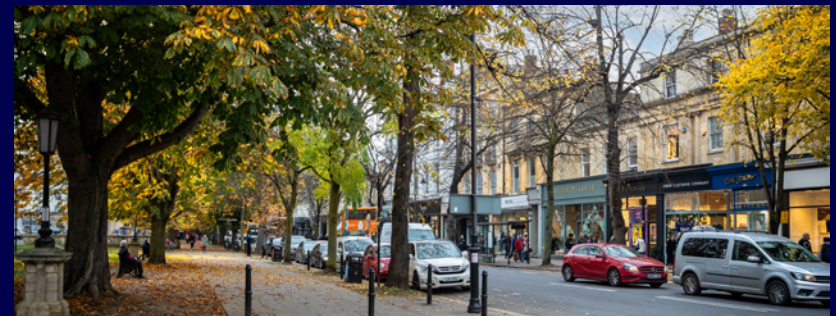
Cheltenham	1½ miles
GCHQ	2.5 miles
Gloucester	10 miles
Swindon	30 miles
Bristol	43 miles
Birmingham	60 miles
Reading	63 miles
London	105 miles



Location

Ellenborough House is situated at the corner of Oriel Road and Wellington Street in central Cheltenham, less than 200m from Cheltenham Town Hall and Imperial Gardens, and within a short walk of the town's many leisure and retail amenities.

For the health conscious and the hungry, there are two gyms and numerous sandwich/ coffee shops within 5 minutes walk.



cyber central

Cheltenham, the home of GCHQ, is the UK's fastest growing hub for cyber security.

It has the largest concentration of cyber technology businesses in the country outside London and that status will only be enhanced by the Golden Valley Development (GVD) alongside the Doughnut which is just over 2 miles from Ellenborough House.



“Cheltenham is internationally recognised as the 'cradle of cyber innovation' for the UK.

David Owen CEO, GFirst LEP



“We will transform the Cheltenham Innovation Centre, which includes the cyber accelerator 'NCSC for Startups', into a true international centre of innovation: the National Cyber Innovation Centre.”

It continues... “This includes the Golden Valley campus led by Cheltenham Borough Council dedicated to supporting the growth of cyber-related technology businesses.”

Extract from the National Cyber Strategy 2022





CHEL TENHAM

GCHQ

GOLDEN VALLEY DEVELOPMENT

M5 J11

M5 J10

CHEL TENHAM LADIES COLLEGE

QUEEN'S HOTEL

WAITROSE & PARTNERS

MONTPELLIER GARDENS

CHEL TENHAM TOWN HALL

IMPERIAL GARDENS

REGENT ARCADE

THE PROMENADE

Ellenborough House

EVERYMAN THEATRE

OXFORD / M40 / LONDON

Cyber security occupiers in Cheltenham include:

ATKINS

CoreTech

CYNAM

GCHQ

hub8

Microsoft

NORTHROP GRUMMAN

QA

RIPJAR

SALUS

Ellenborough House

TO LET

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GL50 1YD



TERMS

To let on a new full repairing and insuring lease on a quoting rental of £23 per sqft, exclusive.

LEGAL COSTS

Each party to be responsible for their on legal costs in the transaction.

VALUE ADDED TAX

We understand that vat will be payable on the figures quoted.

EPC

The building has been assessed to provide a rating of C-60.

RATES

Presently assessed as follows:

2nd Floor North - £89,500
2nd Floor South 1 - £22,750
2nd Floor South 2 - £15,000
3rd Floor South - Awaiting Assessment

Source: Valuation Office Website. Applicants should enquire to the local authority regarding rates payable.

Viewing by prior appointment with the sole agents.



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