



**Ground Floor, St George's House, Ambrose Street  
Cheltenham, GL50 3LG**  
Approx. 2,656 sq ft (246 sq m).

**Subject to contract**

- Attractive Refurbished Offices
- Air Conditioning
- Central Cheltenham
- New Lease Available

## Location

St George's House is located on Ambrose Street within the business quarter of Cheltenham Town Centre, within walking distance of the town's retail and leisure amenities. Cheltenham is situated in easy reach of the A40, A417, A46 and the M5 Motorway. The city of Gloucester is located approximately 10 miles to the west, Birmingham 50 miles north and Bristol 50 miles to the south.

## Description

St George's House is a multi-let four Storey office building located in Central Cheltenham. The Building benefits from a recent refurbishment to include new air conditioning and decoration throughout. Internally the ground floor offices are of an open plan layout with 3 perimeter offices and benefit from Perimeter Trunking, LED lighting, Communal WCs and Shower/Changing Facilities. Externally there is a shared third floor roof terrace and secure cycle parking.

## Accommodation

We calculate the following approximate internal floor areas:

Ground Floor	2,656 sq ft	(246 sq m)
<b>TOTAL</b>	<b>2,656 sq ft</b>	<b>(246 sq m)</b>

## Rates

The Ground Floor has been assessed for business rates as follows;  
Rateable Value: £38,250 From 1 April 2023.

Please contact Cheltenham Borough Council for more information.

## Terms

We are quoting a rent of £20 per sq ft based on a new FRI lease.

All quoting figures are exclusive of VAT.

Please contact the office for further information.



Ground Floor Internal.

## Legal Costs

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

## Value Added Tax

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

## EPC

The Property has been assessed with an EPC rating of C-62.

## Viewing

By prior appointment with the sole agents.