



**NB Old image – building undergoing refurbishment**

**Open plan rear wing, Oriel Lodge, Oriel Road  
Cheltenham, GL50 1XN**

Approx 1,925 sq ft (178.84 sq m) May divide from 793 sq ft (74 sq m)

**Subject to contract**

- Open plan accommodation to be refurbished by end July 2024
- Self-contained rear wing
- New Lease Available
- Central Location with generous parking

## Location

Oriel Lodge is prominently located in the heart of the commercial and professional office area between Imperial Square and Bath Road, within easy walking distance of the town's prime shopping areas in the High Street and the Promenade

## Description

A self-contained, open plan rear wing with open plan accommodation over 2 floors (plus a separate, private kitchen and small office). The property is to be extensively refurbished **externally** with new windows and decorations, and **internally** with new carpeting, LED lighting, electric heating system, etc. The accommodation is suitable for Class E use which includes offices, leisure, clinic etc. There are 5 allocated car spaces in a private car park.

The period building to the front will also be refurbished.

## Accommodation

We calculate the following approximate net internal areas:

Ground Floor	793 sq ft ( 73.67 sq m)
1 <sup>st</sup> Floor	1,132 sq ft ( 105.17 sq m)
<b>TOTAL NIA:</b>	<b>1,925 sq ft ( 178.84 sq m)</b>

## Rates

Presently assessed as follows;

Ground Floor	£10,500
1 <sup>st</sup> Floor open plan	£12,750
1 <sup>st</sup> floor small office	£ tbc

Source: Valuation Office Website

Applicants should enquire to the local authority regarding rates payable.

## Terms

To let on new full repairing and insuring lease on terms to be agreed at a rental of £44,300 per annum, exclusive.

## 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

To be re-assessed following refurbishment.

## Viewing

By prior appointment with the sole agents.