

Portland House

TO LET
PERIOD PROPERTY

Albion Street, Cheltenham

Location

Portland House

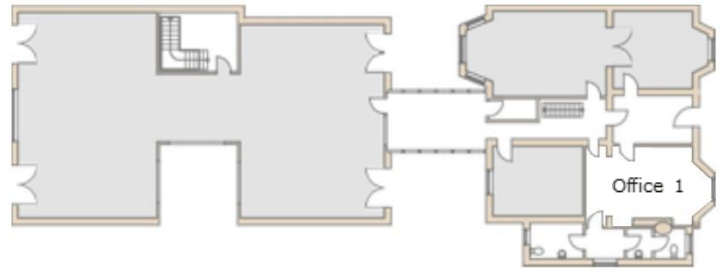
is located in the attractive Spa town of Cheltenham, the gateway to the Cotswolds. Cheltenham is conveniently located within easy reach of Bristol and Birmingham. Home to a number of major companies, Cheltenham is a regional centre renowned for good communications, varied shopping and leisure facilities.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



We calculate the following approximate net internal floor areas:-

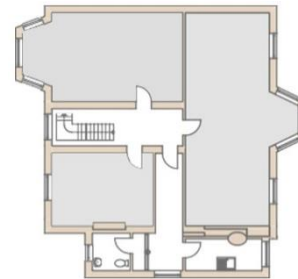
Ground floor

Period Front accommodation	Sq m	Sq ft
Office 1	17.6	189.00
Office 2	17.7	191.00
Office 3	32.3	348.00
Office 4	16.5	178.00
Modern rear accommodation	179.9	1,936.00
Total Ground Floor vacant	17.6	189.00



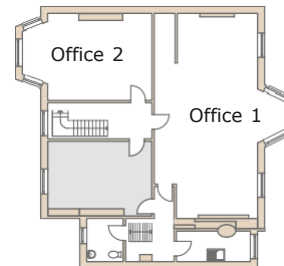
First floor

Period Front accommodation	Sq m	Sq ft
Office 1	45.9	494.00
Office 2	30.7	330.00
Office 3	18.0	194.00
Kitchen	4.7	51.00
Total First Floor vacant	0.0	0.00



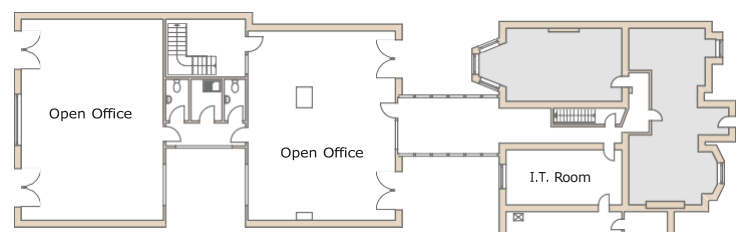
Second floor

Period Front accommodation	Sq m	Sq ft
Office 1	51.4	553.00
Office 2	25.5	275.00
Office 3	18.4	198.00
Total Second Floor vacant	25.5	275.0



Lower Ground floor

Period Front accommodation	Sq m	Sq ft
Office 1	15.6	168
Office 2	14.1	152
Office 3	25.2	271
Modern rear accommodation	177.4	1,910
Kitchen	3.5	38
Total Lower Ground Floor vacant	181.0	1,948.0
Total Period offices vacant	56.2	605.0
Total modern offices vacant	181.0	1,948.0
Total Building vacant	245.4	2,642.0



Floor plans are for identification, not to scale.



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.

Rates

Refer to VOA or agents.

Terms

Premises are available to let either as a whole or part. Interested parties to make application to the joint agents, Richard Crabb at THP Online 01242 303383.



Viewings

Legal Costs

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

EPC

The property has an assessment rating of E-114.

VAT

Please note that vat may be payable on the figures quoted.

Further Information

Viewings are by prior appointment with the sole agents.



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Important Notice.

These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.