



# CHELTENHAM HOUSE

## **A LANDMARK BUILDING**

An outstanding penthouse suite of approx 1,948 sqft/ 180.94 sqm  
Up to approx 6,883 sqft (639.1 sqm) of ground floor offices to be created



## DESCRIPTION

Cheltenham House is an iconic building in the centre of Cheltenham. The curved front on Clarence Street is graced with sculptures by renowned artist, Barbara Hepworth. The rear overlooks the grounds of Cheltenham's oldest and only surviving medieval building - St Mary's Church.





This landmark building was comprehensively refurbished in 2017 to provide the highest standard of office accommodation and is let to Microsoft, WS Atkins, and Northrop Grumman.

We are now able to offer an outstanding fourth floor penthouse suite with panoramic views across the town and further ground floor accommodation to be created.

- × Fourth floor - approx 1,948 sqft/ 180.98 sqm
- × Ground floor – from approx 1,200 sqft (111 sqm) to 6,883 sqft (639.1 sqm) with layout tailored to suit, air conditioning and raised access floors
- × Striking reception with feature windows and views of the historic churchyard to the rear
- × High quality cloakrooms and common areas
- × Central location with nearby amenities
- × Car parking including secure underground spaces





## FOURTH FLOOR

The outstanding penthouse suite of approx 1,948 sqft/ 180.98 sqm enjoys panoramic views across the town and benefits from:

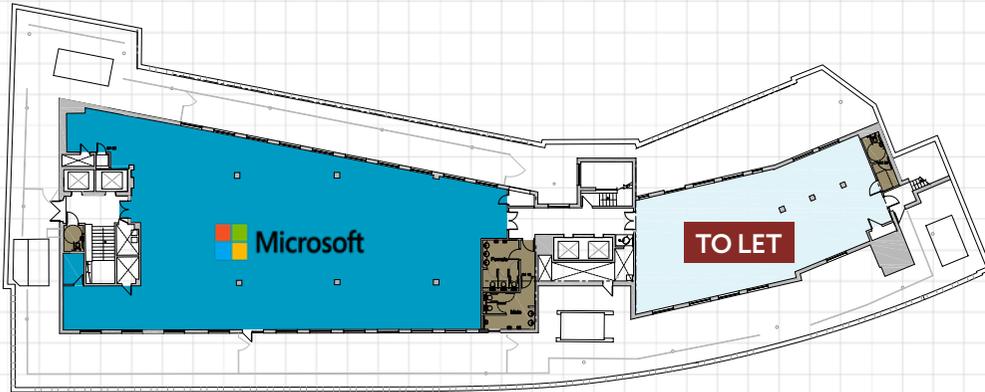
- × Secure entry system
- × Reception area
- × Air conditioning
- × Suspended ceiling
- × Raised access floor
- × Two meeting rooms
- × Kitchen
- × Breakout area
- × Accessible WC





# ACCOMMODATION

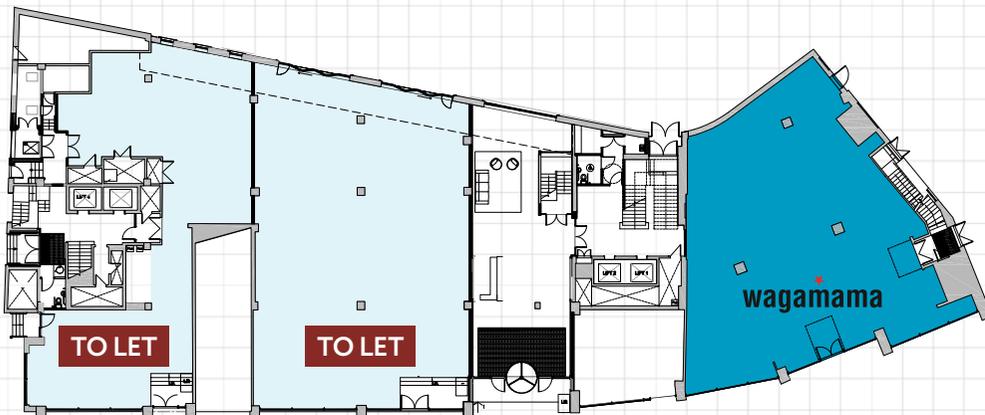
## Fourth Floor



NIA 1,948 sq ft (180.98 sq m)



## Ground Floor

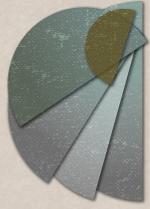


NIA 6,883 sqft (639.1 sqm)





- A The Queen's Hotel
- B Cheltenham Ladies College
- C Cheltenham Town Hall
- D The Promenade
- E The Municipal Offices
- F The Wilson Gallery
- G The Brewery Quarter
- H Regent Arcade



# CHEL TENHAM HOUSE

CHEL TENHAM SPA RAILWAY STATION  
1 MILE

GLOUCESTER  
8 MILES

OXFORD  
40 MILES

BRISTOL  
42 MILES

BIRMINGHAM  
45 MILES

CARDIFF  
65 MILES

LONDON  
95 MILES



Excellent access to the national motorway network is provided by junctions 10 & 11 of the M5 motorway via the A4019 and A40 respectively. The town also has regular direct train services to London, Bristol and Birmingham from Cheltenham Spa railway station.



### Terms

To let on new leases on effectively full repairing and insuring terms by way of a service charge.

### Value Added Tax

We understand that vat will be payable on the rent and other outgoings.

### Rent

On application.

### EPC

Ground floor to be assessed.  
4th floor band C (70).

### Rates

Ground floor to be assessed.  
4th floor rateable value  
£30,000 (source: Gov.uk).



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