

# Portland House

**TO LET**  
**PERIOD PROPERTY**

Albion Street, Cheltenham

# Location

## **Portland House**

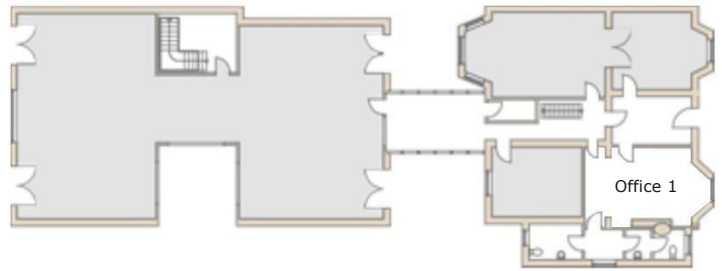
is located in the attractive Spa town of Cheltenham, the gateway to the Cotswolds. Cheltenham is conveniently located within easy reach of Bristol and Birmingham. Home to a number of major companies, Cheltenham is a regional centre renowned for good communications, varied shopping and leisure facilities. 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:-

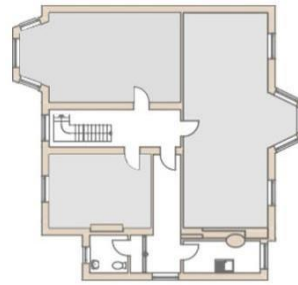
## Ground floor

| Period Front accommodation | Sq m  | Sq ft |
|----------------------------|-------|-------|
| Office 1                   | 17.6  | 189   |
| Office 2                   | 17.7  | 191   |
| Office 3                   | 32.3  | 348   |
| Office 4                   | 16.5  | 178   |
| Modern rear accommodation  | 179.9 | 1,936 |
| Total Ground Floor vacant  | 17.6  | 189   |



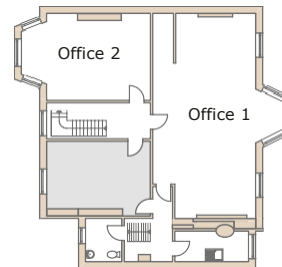
## First floor

| Period Front accommodation | Sq m | Sq ft |
|----------------------------|------|-------|
| Office 1                   | 45.9 | 494   |
| Office 2                   | 30.7 | 330   |
| Office 3                   | 18.0 | 194   |
| Kitchen                    | 4.7  | 51    |
| Total First Floor vacant   | 0.0  | 0     |



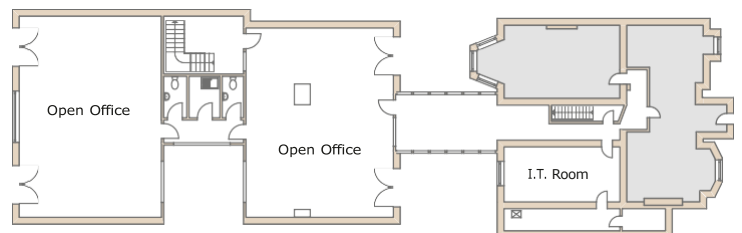
## Second floor

| Period Front accommodation | Sq m | Sq ft |
|----------------------------|------|-------|
| Office 1                   | 51.4 | 553   |
| Office 2                   | 25.5 | 275   |
| Office 3                   | 18.4 | 198   |
| Total Second Floor vacant  | 76.9 | 828   |

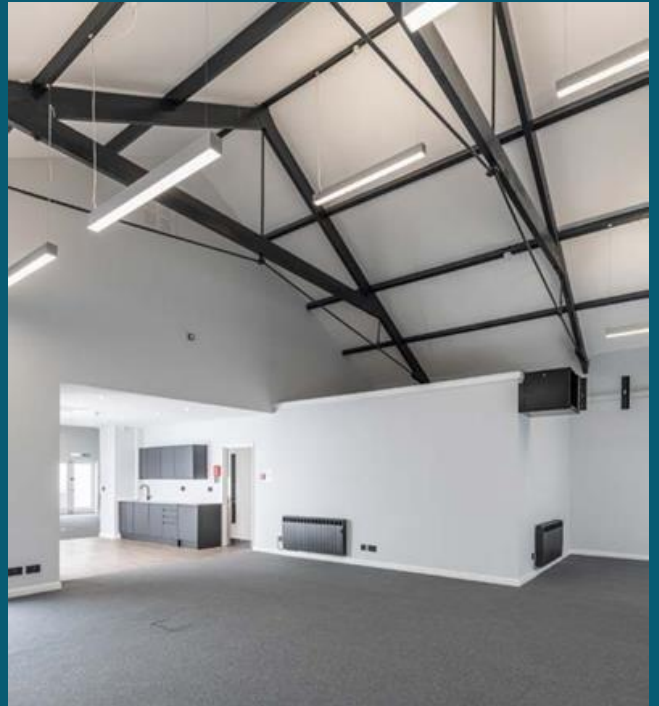


## Lower Ground floor

| 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 |
| Total Period offices vacant     | 94.5  | 1,017 |
| Total modern offices vacant     | 181.0 | 1,948 |
| Total Building vacant           | 275.5 | 2,965 |



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.



**Allan Lloyd**  
01225 432789  
07595 910218  
allan.lloyd@csquaredre.co.uk



**Richard Crabb**  
01242 303 383  
07908 576 332  
richard@thponline.co.uk

### 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.