

111 HIGH STREET



CHELTENHAM

TO LET PRIME OFFICE SPACE

111 High Street, Cheltenham GL50 1DW



Second floor with roof terrace | Approx. 3,789 sq ft (352 sq m)

111 High Street,
Cheltenham GL50 1DW

- › **Fully refurbished** office accommodation
- › **Central location**
- › **Striking design**
- › **High specification**
- › **Roof terrace**

Description

Open plan office accommodation on the second floor with private roof terrace.

Full height glazing gives excellent natural light.

The accommodation has been fully refurbished to a high specification with an EPC B rating.

Second floor 3,789 sq ft (352 sq m) NIA

Specification includes:

- › Dedicated access
- › Passenger lift
- › Air conditioning
- › LED lighting
- › Full height glazing
- › Private roof terrace

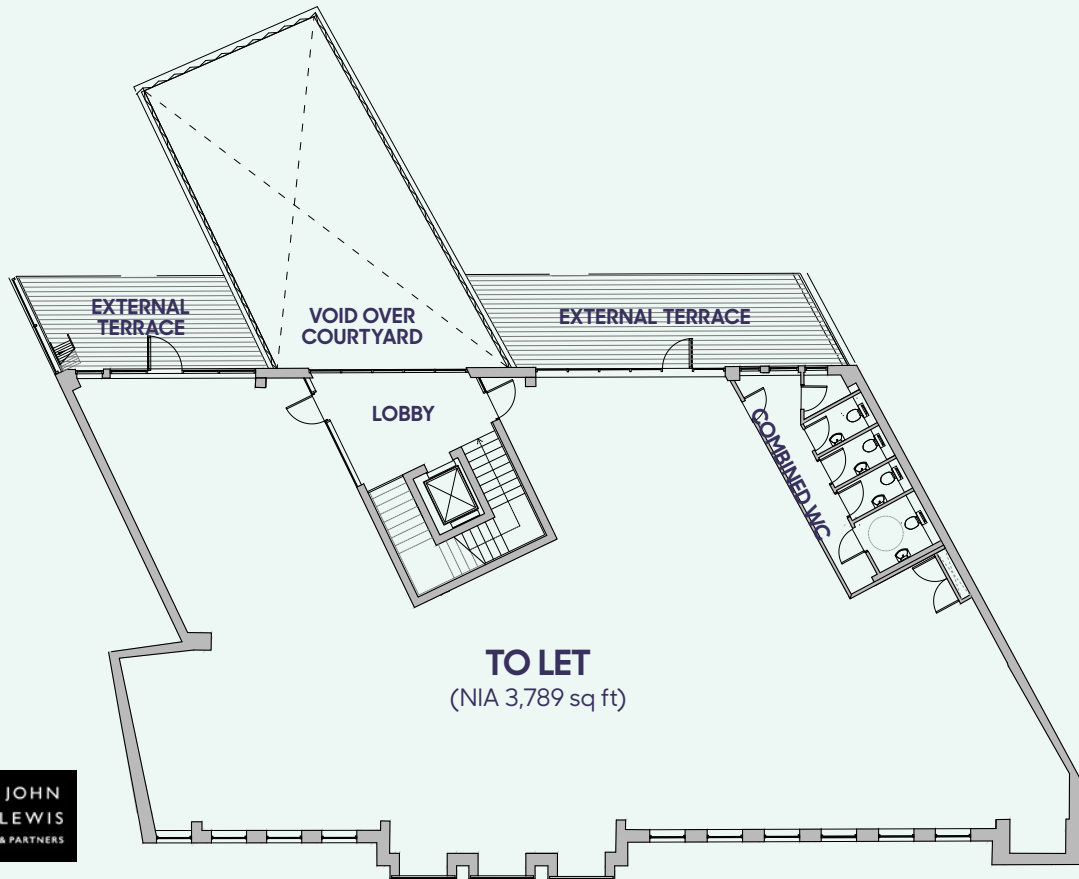
Adjoining
**John Lewis
& Partners**



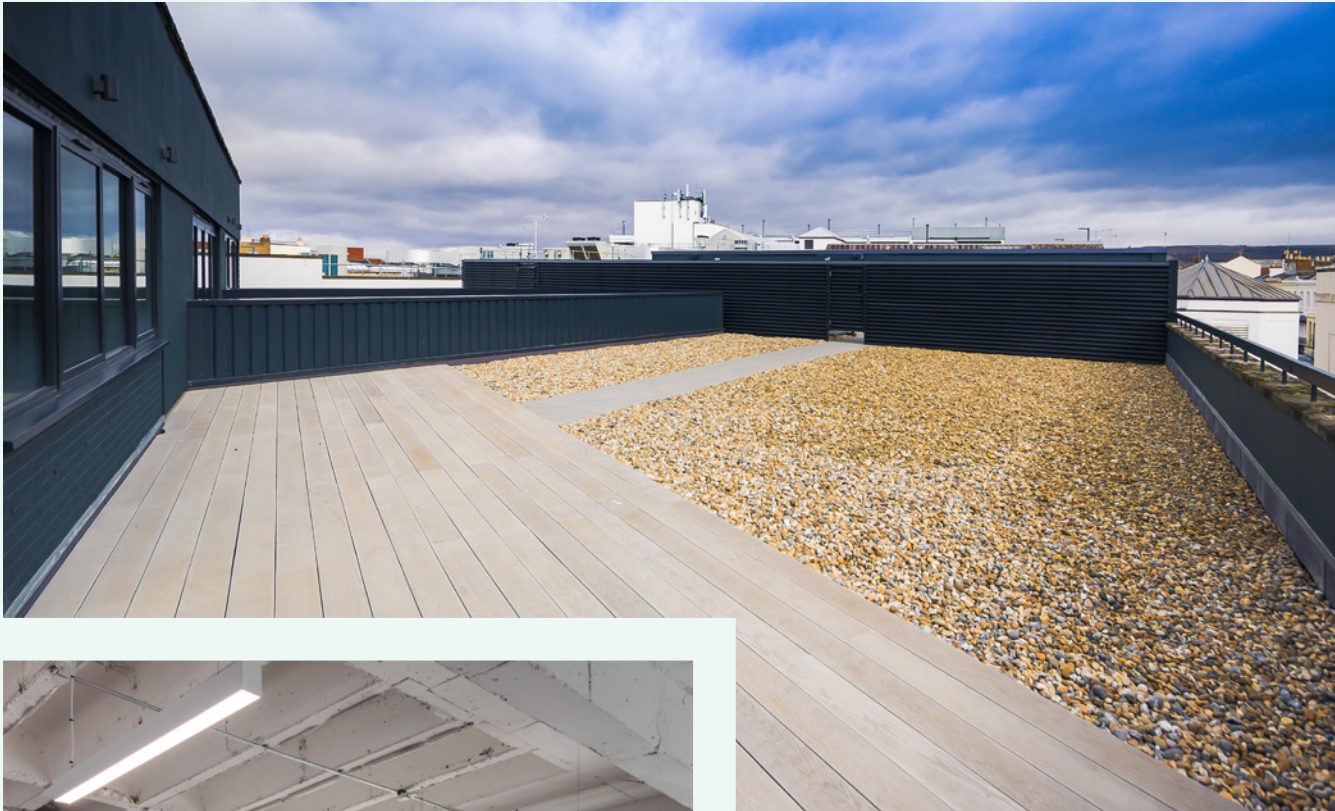
Contemporary office space with roof terrace

› Second floor 3,789 sq ft (352 sq m)

Self-contained open plan office accommodation with kitchen/breakout area and combined and accessible toilets.



HIGH STREET



TO LET

111 High Street, Cheltenham GL50 1DW

Second floor 3,789 sq ft
(352 sq m) NIA



 **CHELTEMHAM SPA**
1.5 MILES

GLOUCESTER
8 MILES

OXFORD
40 MILES

BRISTOL
42 MILES

BIRMINGHAM
45 MILES

CARDIFF
65 MILES

LONDON
95 MILES

Terms

The office suite is available by way of sub-lease/assignment (lease expiring 2031) or a new lease direct from the landlord, subject to negotiation.

Service Charge

A service charge will deal with the upkeep of the exterior, and structure of the building and common parts.

Rates

To be assessed.

Legal Costs

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

Value Added Tax

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

EPC

The offices are assessed in band B.

Viewing

By prior appointment with the joint sole agents.

111 HIGH STREET



CHELTENHAM

TO LET

PRIME OFFICE SPACE

111 High Street, Cheltenham GL50 1DW

Second Floor, approx 3,789 sq ft (352 sq m)

For more information please contact:



Richard Crabb
07908 576 332
richard@thponline.co.uk

Oliver Workman
07930 251 491
oliver@thponline.co.uk

**Lambert
Smith
Hampton**
0117 926 6666
www.lsh.co.uk

Roxine Foster
07834 626 024
RFoster@lsh.co.uk

Ben Tothill
07395 885 375
btothill@lsh.co.uk

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. May 2024