



## **DARWIN HOUSE**

67 Rodney Road, Cheltenham, GL50 1HX

Grade A

Contemporary open plan offices

Floors available providing 1,206 - 6,082 sq ft (112-565 sq m)  
with an excellent parking ratio 1:785 sq ft.



## Introduction

Darwin House is a prominent landmark headquarter office building in central Cheltenham providing a striking Georgian façade and traditional appearance with modern open plan floor plates with excellent natural light around a central core.

DARWIN HOUSE



3  
2  
1  
G  
LG

CACI  
EDP  
NatWest  
PSI  
Adjacency



Entrance



# Welcome to Cheltenham



**22.6%**

of those in employment are in professional, scientific and technical roles, above the national and regional average

ONS Business Register and Employment Survey 2019

**Situated just 7 miles from the Cotswolds**  
Which is renowned for it's beauty

**633,558**  
Total Population in Gloucestershire  
Workforce in catchment 261,170  
(19 – 64 year olds)

Source: GCC Population Profile (2020)

Cheltenham has the **UK's largest cyber cluster outside London**  
– 11 times the national average

Source: Moving to Cheltenham

High achieving schools including the acclaimed, Pate's Grammar School and the independents, Cheltenham College and Cheltenham Ladies College

**26.9%**

of those in employment are employed in professional occupations

ONS annual, population survey  
Oct 2019 - Sep 2020



Home to the world-renowned Literature Festival, as well as the Science, Music and Jazz Festivals



**5,800**

Managers, Directors and Senior Officials work in Cheltenham

ONS annual population survey Oct 2019 - Sep 2020



**Fourth best**

place to live in the UK

The Sunday Times March 2017



## Location - GL50 1HX

Darwin House is located in Cheltenham town centre at the junction of Rodney Road & Regent Street, adjacent to the Promenade and Regent Arcade retail areas.



**The Queens Hotel**  
7 minute walk

**Montpellier Gardens**  
9 minute walk

**Imperial Gardens**  
4 minute walk

**Cheltenham Town Hall**  
3 minute walk

**Darwin House**

**Cheltenham Spa Train Station**  
25 minute walk

**Cheltenham Coach Station**  
6 minute walk

**The Wilson Gallery**  
8 minute walk

**The Everyman Theatre**  
5 minute walk

**Cheltenham High Street**  
6 minute walk

**Regent Arcade**  
3 minute walk

**The Brewery Quarter**  
8 minute walk



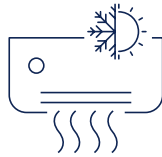
Cheltenham High Street

Imperial Gardens



# Office Specification

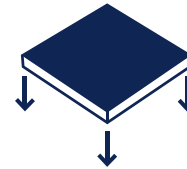
The Grade A speculative refurbishment programme completed in December 2018, providing a contemporary office space across 5 floors.



VRF ceiling mounted air conditioning providing heating and cooling



Metal perforated ceiling tiles with flat panel LED lighting



Raised accessed floor



8 car parking spaces, excellent ratio of 1:795 sq ft



New signage and branding



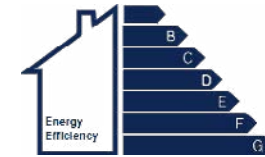
Fully DDA compliant via a concealed integrated platform lift designed within the entrance steps



Lower ground floor cycle hub with 3 showers, disabled toilet, drying room and locker room



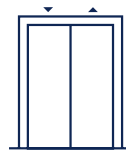
2 motorcycle bays



EPC - C57



Remodelled reception with entry system



10 person passenger lift serving all floors



Cycle storage provisions for tenant use.



Openable windows



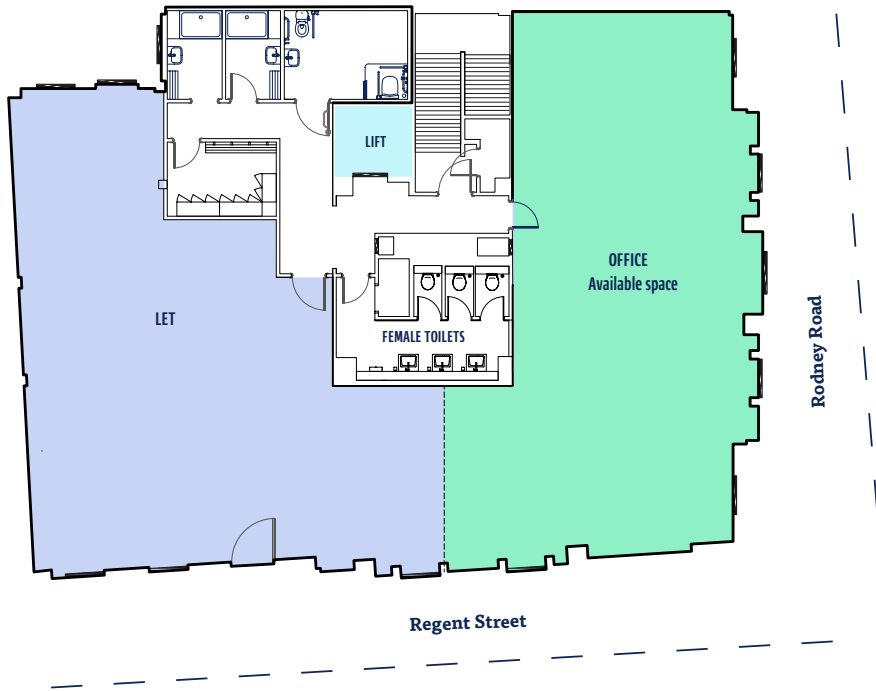
Office space



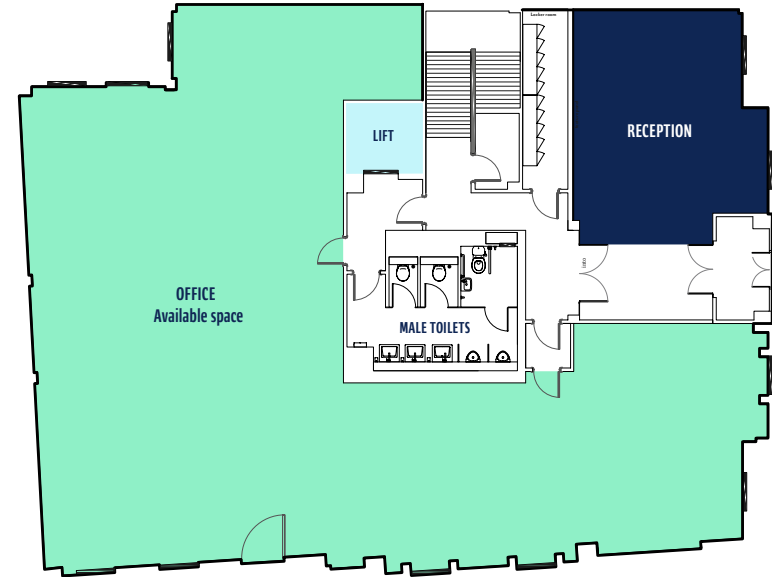


# Floor plans

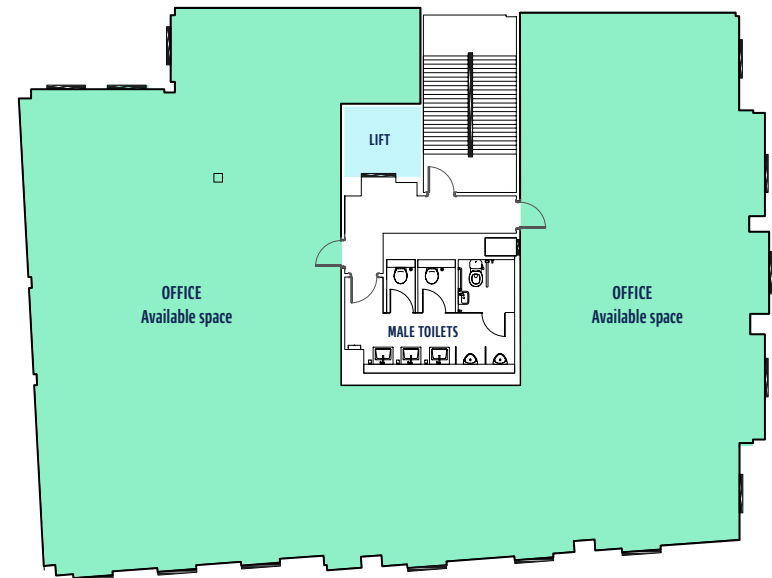
**Lower Ground Floor: 1,206 Sq Ft**



**Ground Floor: 2,196 Sq Ft**



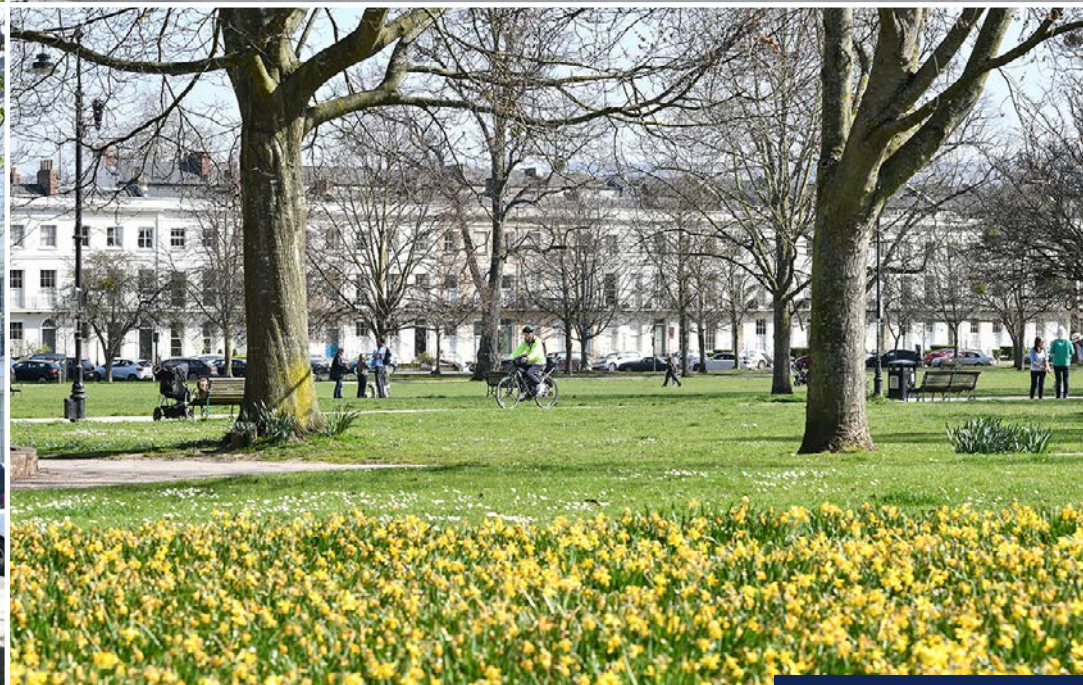
**Third Floor: 2,680 Sq Ft**



Floor	Size	Parking spaces
Third floor	2,680 sq ft (249 sq m)	3
Ground Floor	2,196 sq ft (204 sq m)	3
Lower Ground Floor	1,206 sq ft (112 sq m)	2



Common parts



Imperial Square

Montpellier Gardens

# Lease Terms and Further Information

## Terms

The offices are available on New Full Repairing & Insuring leases directly from the Landlord for a term of years to be agreed.

## Quoting rent and service charge

Upon application.

## Use Class E Commercial

B1 Offices.

## EPC – C57

## VAT

The building is elected for VAT and therefore VAT will be payable on the rent and service charge at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal and professional fees incurred in the transaction.

### Disclaimer

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2022.

## Viewing and Further Information

### Harry Allen

Savills  
0117 910 2356  
hrallen@savills.com

### Christopher Meredith

Savills  
0117 910 2216  
cmeredith@savills.com

### Sam Williams

Savills  
0117 910 0310  
sam.j.williams@savills.com

