

# OFFICES TO LET

Rosehill, New Barn Lane, Cheltenham, GL52 3LZ

1<sup>st</sup> & 2<sup>nd</sup> Floors: 9,845 - 19,690 ft<sup>2</sup> (9,845 - 19,690 m<sup>2</sup>)



## Location - GL52 3LZ

Rosehill is located on New Barn Lane, adjacent to Cheltenham Racecourse to the North of the town centre. Junction 10 of the M5 Motorway is easily accessible 3.5 miles to the west.

## Description

Rosehill was constructed in 1993 for Gulf Oil as their UK headquarters by Joseph&Partners to a high specification.

Internally the property provides modern open plan office accommodation via an impressive double height glazed entrance reception with far reaching views of the Cotswolds. The building is situated in landscaped grounds with large communal rear lawn available for tenant use.

## Specification

- The offices benefit from the following specification:
- Modern open plan offices with large 3.2m ceiling heights.
  - VRF Air-conditioning, raised floors and excellent natural light.
  - Extensive grounds, lawn and car parking.
  - Onsite restaurant, café, conference facilities and concierge.

## Tenure

The offices are available to let on New Full Repairing & Insuring Lease (s) for a term of years to be agreed, contracted outside the Landlord & Tenant Act 1954.

**Car Parking** - Onsite secure parking available, the race course opposite offers additional parking facility upon request.

## Viewing & Further Information

**Harry Allen**  
hralen@savills.com  
0117 910 2356

**Chris Meredith**  
cmeredith@savills.com  
0117 910 2216

[savills.co.uk](http://savills.co.uk)

## Office Availability

Floor	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
2nd Floor	9,845 sq ft	915 sq m
1st Floor	9,845 sq ft	915 sq m
<b>Total</b>	<b>19,690 ft<sup>2</sup></b>	<b>1,830 m<sup>2</sup></b>

## Rent & Service Charge

Upon application.

## Business Rates

We advise that interested parties make their own enquiries through the local authority (Cheltenham Borough Council).

## EPC

Available upon request.

## Use

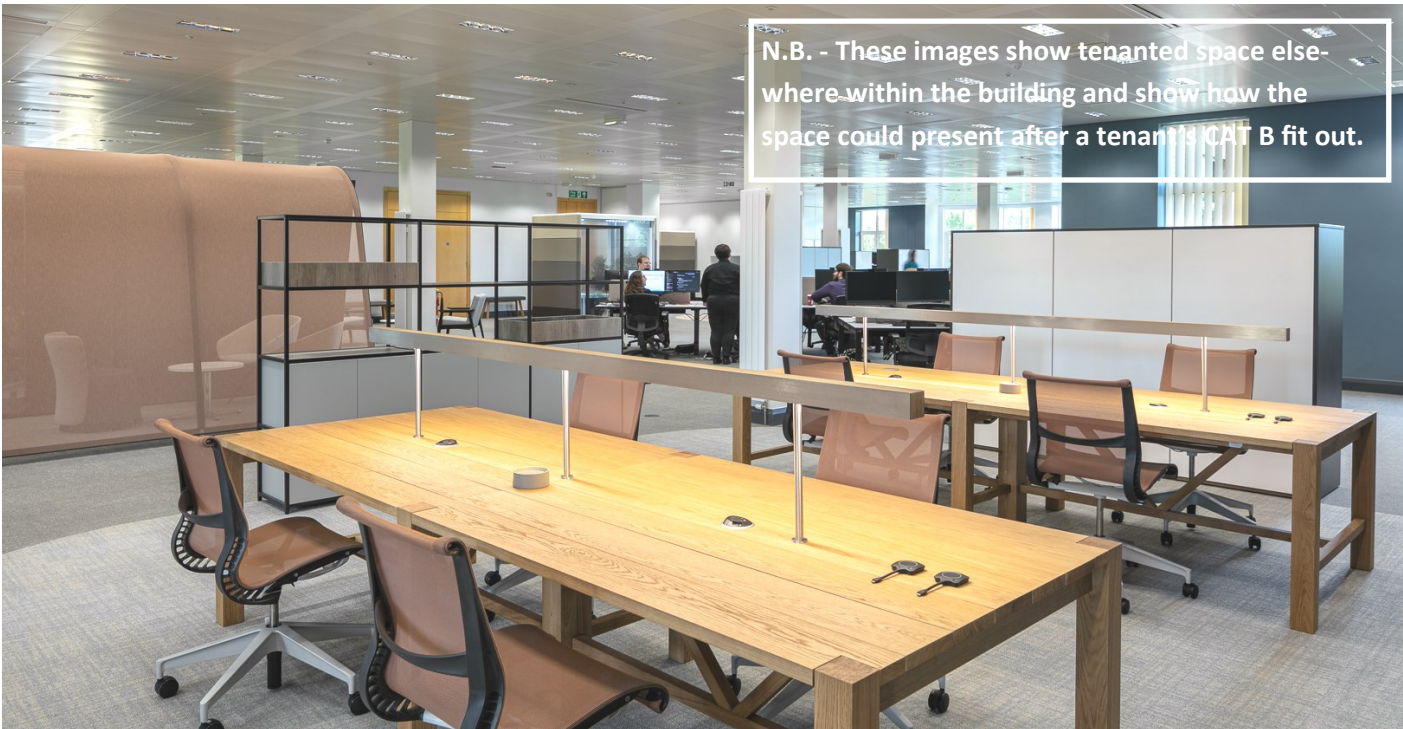
Use Class E Commercial.

## Legal Costs

Each party is to be responsible for their own legal and incurred in this transaction.



N.B. - These images show tenanted space elsewhere within the building and show how the space could present after a tenant's CAT B fit out.





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