

OFFICES TO LET

Regent House, 65 Rodney Road, Cheltenham, GL50 1HX

Self contained office: 1,628 sq ft (151 sq m) + 2 car spaces



Location - GL50 1HX

Regent House is located in a prime central Cheltenham Town Centre location at the junction of Rodney Road & Regent Street adjacent to the Promenade and Regent Arcade retail areas. Major occupiers in the vicinity include GCHQ, RBS, Barnett Waddingham, Super Group & UCAS.

The building benefits from excellent public transport via Cheltenham Spa train and the coach station a 6 minute drive and 7 minute walk respectively, providing regular services to London and surrounds.

Description

Regent House is a modern mid terrace office building of steel frame construction with an attractive Georgian façade. The building was comprehensively redeveloped in 2019 benefiting from the following specification:

- VRF air conditioning and LED lighting.
- New cycle, shower and changing provision.
- Open plan offices with excellent natural lighting.
- 10 person passenger lift serving all floors and external platform lift adjacent to the front steps.

Viewing & Further Information

Sam Williams
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Office Availability

Floor	Area (Sq Ft)	Area (Sq M)	Parking
Lower Ground	1,628	151	2 spaces

Rent & Service Charge

Upon application

Tenure

The office is available to lease via a New Effectively Full Repairing & Insuring lease, by way of a service charge, directly from the landlord.

Consideration may be given to shorter flexible lease terms.

Business Rates

Rateable Value for 2023 / 24: £23,750

Rates Payable 2023 / 24: £11,981 per annum (£7.16 per sq ft)

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

EPC - B41

VAT - All figures quoted are exclusive of VAT.

Legal Costs








Each party to be responsible for their own legal costs.



Cheltenham – a wonderful place to live and work

Cheltenham is a historic spa town offering a superb environment within which to live and work.

Key Cheltenham & Gloucestershire occupiers include:

-  GCHQ
-  St James Place
-  EDF Energy
-  UCAS
-  Supergroup Plc
-  Northrop Grumman
-  Horizon Nuclear / Hitachi

P Regent Arcade

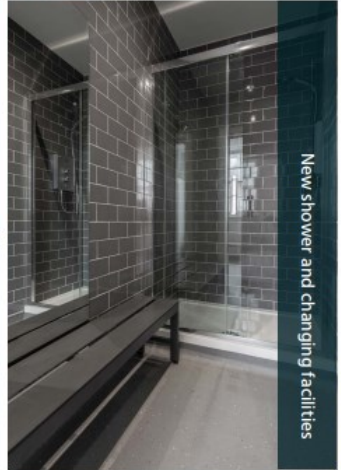
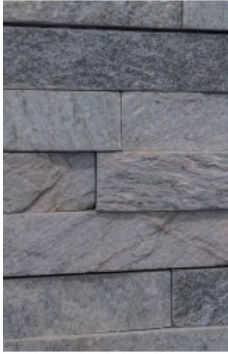
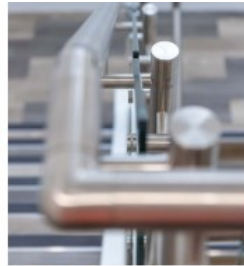
Distance: 226 ft
Spaces: 500

P Rodney Road

Distance: 397 ft
Spaces: 111

P Royal Well

Distance: 0.3 miles
Spaces: 47



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May 2024

