

# TO LET — Prime Office Space

Normandy House, Cheltenham, GL50 3HW

**BK** Bruton Knowles

est. 1862



- Central Cheltenham Location
- New Lease Available
- Secure Car Parking Available
- High Quality Office Space

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

01452 880000

CODE 3691

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## LOCATION

Normandy House is a prominent Cotswold period building in the heart of Cheltenham. The property is situated opposite the Bowling Green and in close proximity to the Brewery development which plays host to a variety of restaurants, retail and leisure facilities.

## DESCRIPTION

Normandy House is grade two listed regency property that retains hints of character throughout whilst still delivering modern services and office space. The building is set back from the High Street and is accessible via a private gated entrance at the front and also via the main car park entrance on St George's Street. The suites that are available are spacious with the benefit of plenty of natural light.

Small beauty rooms available by splitting the 3<sup>rd</sup> floor – further details upon request.

## EPC

D-19

## TERM

The premises are available on a new Internal

Repairing and Insuring lease for a period of 3 years. Both references and a rent deposit may be required.

## PLANNING CONSENT

The property is available to be used under Use Class E of the Town and Country Planning Order 1987.

## ACCOMMODATION (GIA)

| AREA                  | Sq M          | Sq Ft        |
|-----------------------|---------------|--------------|
| 1 <sup>st</sup> Floor | 74.32         | 800          |
| 2 <sup>nd</sup> Floor | 111.48        | 1250         |
| 3 <sup>rd</sup> Floor | 111.48        | 1250         |
| <b>Total</b>          | <b>306.58</b> | <b>3,300</b> |

## VAT

VAT will be applied to all costs unless stated otherwise.

## RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation. <https://www.gov.uk/correct-your-business-rates>

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Subject to Contract August 2022

## ADDITIONAL COSTS

- Utility cost of £120 per month
- Phone/internet from £70 per month, dependent on requirements

**Phoebe Harmer**  
07516 507939

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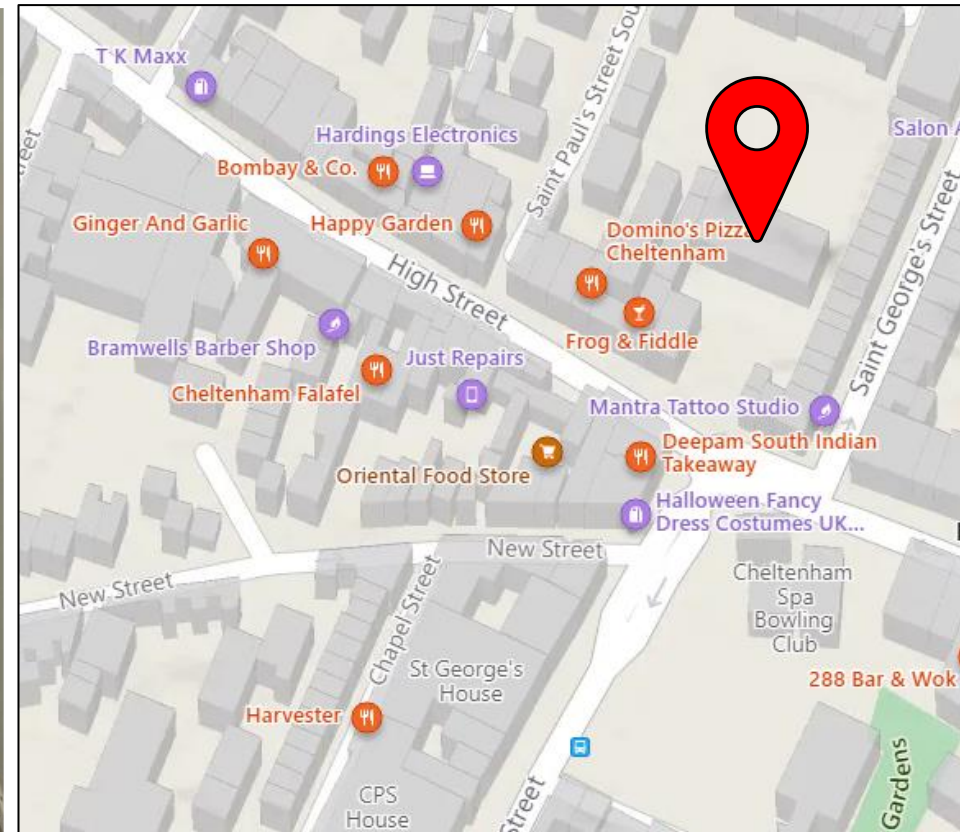
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Example



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