# Administration Block, Hardwick Campus, Cheltenham, GL50

**For sale freehold with vacant possession.**


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# The opportunity.

## Administration Block, Cheltenham, GL50 4BS

- A standalone single-storey administration building situated within the former Hardwick Campus in Cheltenham
- The building extends to approximately 6,391 sq ft (593.70 sq m) and occupies an accessible position within walking distance of Cheltenham town centre
- Offered freehold with vacant possession

# Location

The property is conveniently positioned a 5-minute walk from Cheltenham town centre, a large spa town in Gloucestershire, Southwest England. It is situated on the edge of the Cotswold Hills, a National Landscape, reknowned for its beautiful countryside and attractive market towns. Nearby towns include Gloucester to the southwest and Stroud to the south.

The area is known for its Regency architecture, large parks and cultural heritage making the area popular for both residents and tourists.

The property is located circa. 42 miles to the northwest of Bristol, 58 miles south of Birmingham, and 110 miles southwest of London.

# Travel

### Road

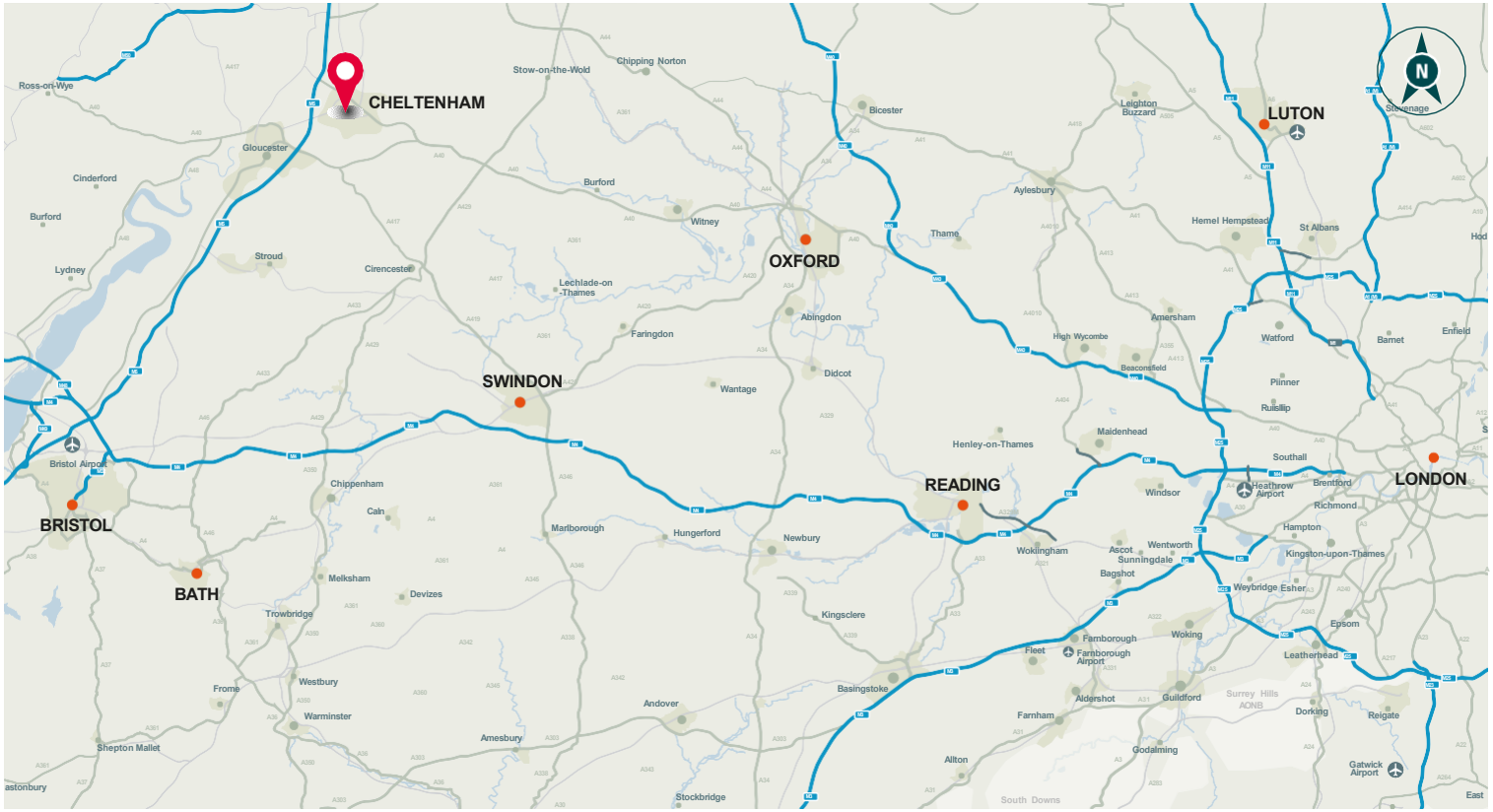
The property is approximately 0.4 miles north of the A4019 (Tewkesbury Road) which provides access to Junction 10 of the M5, Gloucester (via A38), and Birmingham. The A40 (Gloucester Road) is approximately 1.2 miles south of the property and connects to Gloucester (west) and Oxford (east).

### Rail

Cheltenham Spa Railway Station is just over 1 mile. From here, London Paddington is accessible with a journey time of approximately 1 hour 54 minutes, and Bristol Temple Meads with a journey time of approximately 38 minutes.

### Air

The property is approximately 50 miles south of Birmingham Airport, and 53 miles northeast of Bristol Airport. Collectively, they offer direct flights to approximately 200 destinations.



# Services

Mains water, electricity and drainage.

# Statutory authority

Cheltenham Borough Council.

# Viewings

Strictly through prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

# VAT

We understand that the property has not been elected for VAT.

# Method of sale

The property is for sale by private treaty via informal tender.

# Legal

For sale freehold with vacant possession on completion.

Part of the site is subject to an ACV Application, but this does not restrict the operational area of the Admin building.

# EPC

Administration - D

# Further information

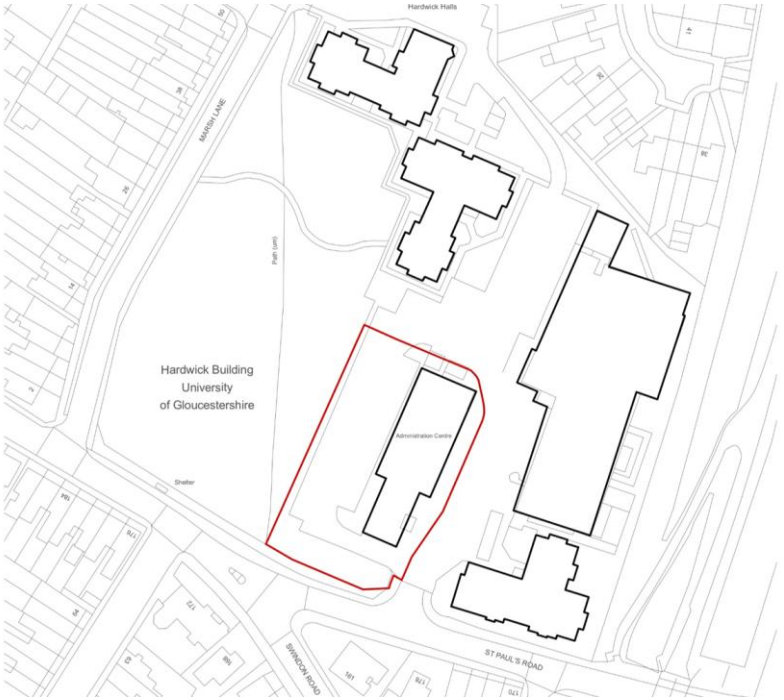
Further information including legal documents, EPC and floorplans are available on our dedicated website.

For access please email:
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or call on 07778 463 958.

Jasper.upton@lknightfrank.com
Or call on +44 7790344190

# Site plan and floor area

| Building | Area (GIA) | |
|---|---|---|
| | sq m | sq ft |
| Administration Block | 593.70 | 6,390.59 |




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# Contact us.

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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