

modern office space

1,036 sq ft - 18,093 sq ft
(96.2 sq m - 1,680.9 sq m)

To Let

CHELTENHAM
GL50 1YD



Ellenborough
House

Prestigious Central Location / Open Plan / Fully Air Conditioned / Generous Allocated Parking / Secure Cycle Store / Showers & Changing Facilities

prestigious location

Ellenborough House is an attractive multi-let office building in central Cheltenham with a period facade overlooking Oriel Road.

At the main entrance on Wellington Street, steps and an access lift lead to a spacious reception with the main stairwell, passenger lifts, and WCs.

The building offers quality open plan office space over four floors

with good natural light, and generous allocated private parking.

The accommodation on the first, second and third floors is available as a whole or on a floor by floor basis.



Specification includes:



lifts to all floors



secure cycle store



shower and
changing facilities



communal WCs
on each floor



air conditioning



fitted carpets



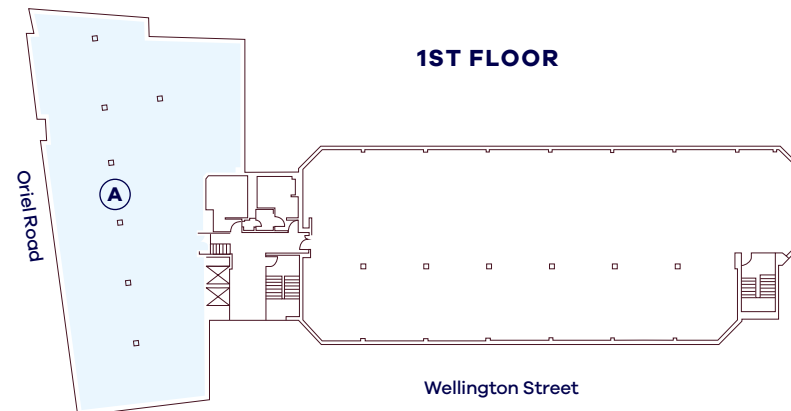
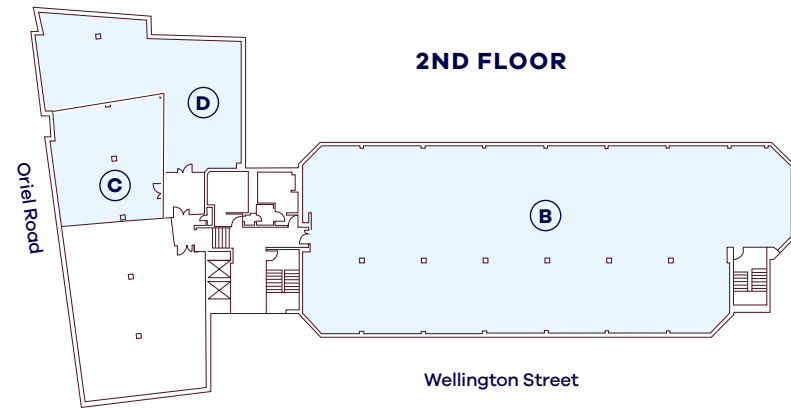
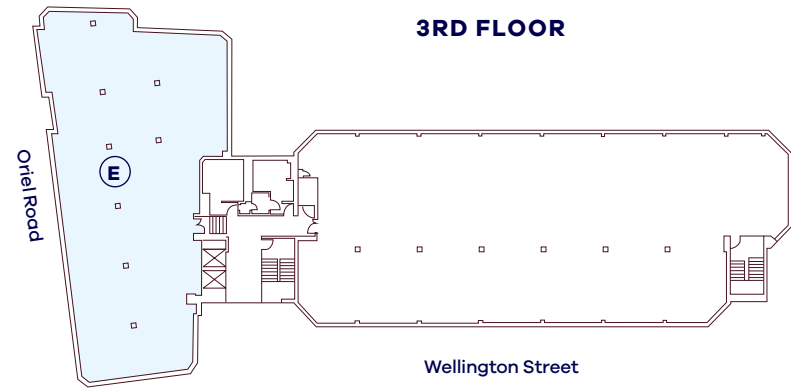
perimeter trunking



accommodation

We calculate the following approximate net internal areas:

	sq ft	sq m
A First Floor South	4,491	417.2
B Second Floor North	6,544	607.9
C Second Floor South 1	1,036	96.2
D Second Floor South 2	1,587	147.4
E Third Floor South	4,435	412.0
Total NIA	18,093	1,680.9





DISTANCES

Cheltenham	1½ miles
Birmingham	60 miles
Bristol	43 miles
Gloucester	10 miles
London	105 miles
Swindon	33 miles



location

Ellenborough House is situated at the corner of Oriel Road and Wellington Street in central Cheltenham, less than 200m from Cheltenham Town Hall and Imperial Gardens, and within a short walk of the town's many leisure and retail amenities.

For the health conscious and the hungry, there are two gyms and numerous sandwich/ coffee shops within 5 minutes walk.







WAITROSE & PARTNERS

M5 J10

QUEEN'S HOTEL /
BRASSERIE BLANC

CHELTENHAM
LADIES COLLEGE

THE BREWERY QUARTER

M5 J11

CHELTENHAM
TOWN HALL

EVERYMAN THEATRE

IMPERIAL
GARDENS

REGENT ARCADE

Ellenborough
House

OXFORD / M40 / LONDON

Ellenborough House

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TERMS

To let on a new full repairing and insuring lease on a quoting rental of £23 per sq ft, exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VALUE ADDED TAX

We understand that vat will be payable on the figures quoted.

EPC

The building has been assessed to provide a rating of C-60.

RATES

Presently assessed as follows;
1st Floor South - £39,750

2nd Floor North – Awaiting Assessment

2nd Floor South 1 - £15,250

2nd Floor South 2 - £9,900

3rd Floor South – Awaiting Assessment

Source: Valuation Office Website. Applicants should enquire to the local authority regarding rates payable.

Viewing by prior appointment with the sole agents.



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