

LAURISTON HOUSE

MONTPELLIER CHELTENHAM GL50 1SS



Ground, first and second floor
offices in a landmark building

126.8 TO 661.2 SQM
(1,365 - 7,119 SQ FT)

TO LET

LAURISTON
HOUSE
CHELTENHAM



Lauriston House is a landmark building in a prominent position in Cheltenham's Montpellier, regarded as one of the South West's most prestigious commercial addresses.

It lies just off the A40 Lansdown Road which gives direct access to GCHQ (approx 2 miles) and junction 11 of the M5 (less than 3 miles).



This prestigious Grade II Listed Georgian villa was built in 1839 - 1840 and extended in the 1980s with the addition of a modern, three storey rear extension which added useful office space at ground and first floor levels, and a first floor mezzanine.

It retains many period features including a grand portico with full height Tower of Winds pilasters, an ornate parapet, deep sash windows, high ceilings and marble fire places.

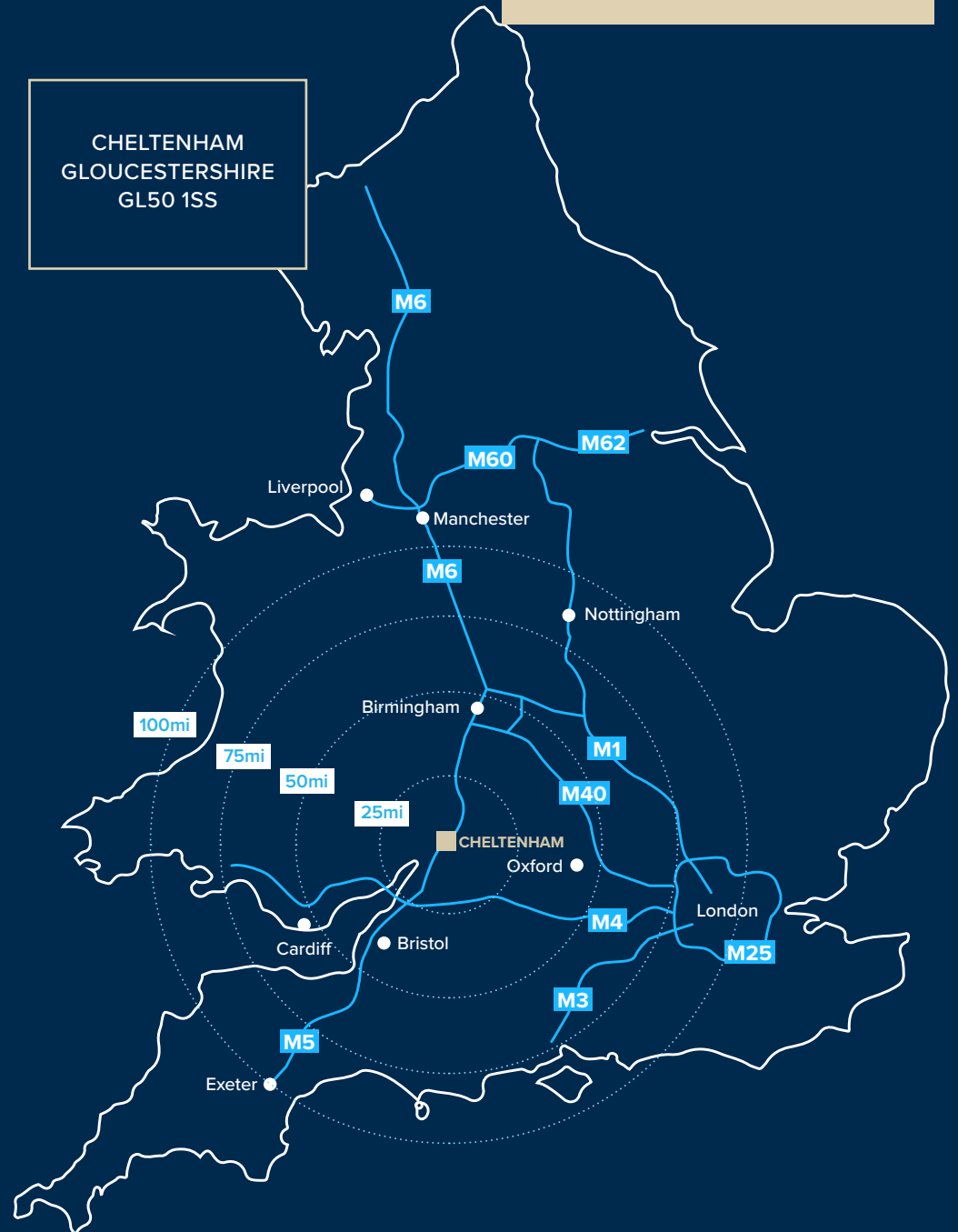
Lauriston House now provides prestige office accommodation with individual room sizes ranging from, approximately, 122 to 568 sq ft giving occupiers a high level of flexibility.

PRESTIGE OPEN PLAN
OFFICE ACCOMMODATION



Built as a villa in 1839-1840 this Grade II listed building was home to Dr Thomas Richardson Colledge, founder of The Medical Missionary Society, who lived here from 1842 until his death in 1879.

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Waitrose

Hotel DuVin

Parabola Arts Centre

The Brewery Quarter

131 The Promenade

Regent Arcade

John Lewis

Cheltenham Ladies College

Cheltenham Town Hall

Queens Hotel

Imperial Gardens

Malmaison

MONTPELLIER
Speciality shopping,
restaurants & bars

FESTIVAL VENUES

LAURISTON HOUSE

Montpellier Wine Bar

The Ivy

Montpellier Gardens

Coffee#1

Côte Brasserie

Oxford & M40

Swindon & M4

M5 J11

Cheltenham is an historic Spa town on the edge of the Cotswolds - a designated Area of Outstanding Natural Beauty.



Famed for its regency style architecture and wide tree lined roads the town is home to an influential and diverse mix of dynamic business occupiers, attracted by the town's renowned restaurants, cafés, theatres, cultural events, festivals and outstanding educational establishments.



In 2020 The Sunday Times voted Cheltenham the best place to live in the South West, describing it as, "A family-friendly spa town that puts the gloss into Gloucestershire."



KEY OCCUPIERS

Endsleigh Insurance, GCHQ, GE Aviation, Investec, Microsoft, Northrup Grumman, Spirax-Sarco Engineering, Vertex Data Science, WS Atkins.

The Golden Valley Development alongside GCHQ in West Cheltenham, will see up to 200-hectares of land transformed into a world-class, multi-purpose development with the UK's first cyber focused campus, Cyber Central, at its heart. This will greatly enhance Cheltenham's appeal as a place to live and work.



Specification

- Gas fired central heating
- Low-carbon temperature control via heat exchangers powered by air source heat pumps
- Impressive energy efficiency rating for a period property, EPC (74) C
- Perimeter trunking
- Wall and floor mounted power points
- Many period features
- High ceilings and large, sash windows give excellent natural light
- High quality shared kitchen
- Two secure parking spaces per floor
- Landscaped frontage



Lauriston house offers a high level of efficiency and adaptability.



OCCUPIERS INCLUDE

- The Dezac Group, Second Floor
- Cotswold Face & Body Clinic, Lower Ground Floor

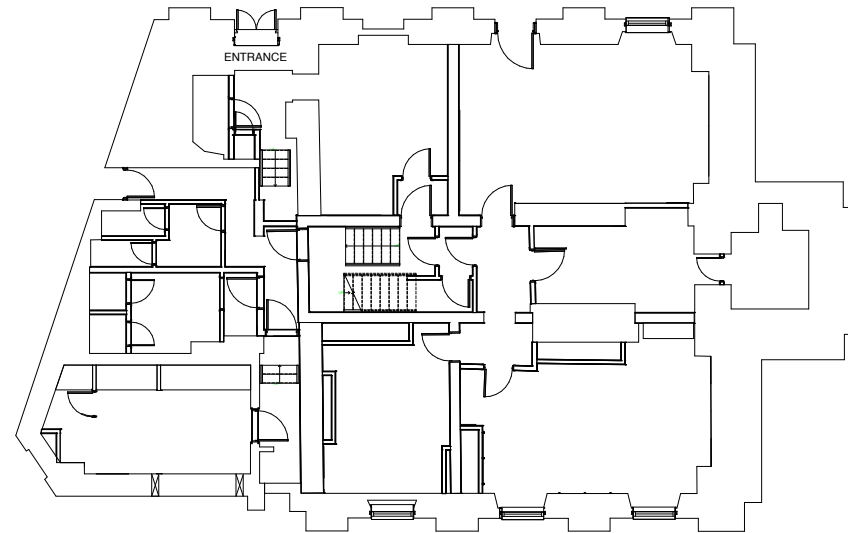
Flexible space

The Ground, First and Second floors are available to let separately or combined to give a **total NIA of approx. 534.4 sqm (5,754 sq ft)**.

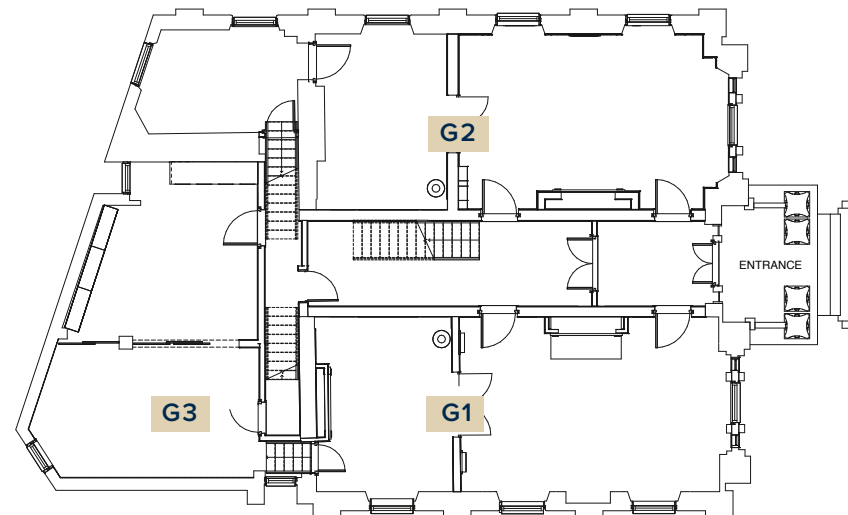
There is an option to let the whole building, total NIA approx. 661.2 sqm (7,119 sq ft).

There is a private kitchen on the second floor, shared kitchen on the first floor and two allocated parking spaces per floor.

A store room of some 400 sq ft on the lower ground floor is also available to let by separate agreement.



LOWER GROUND FLOOR

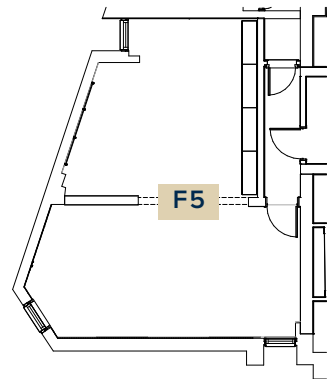


GROUND FLOOR

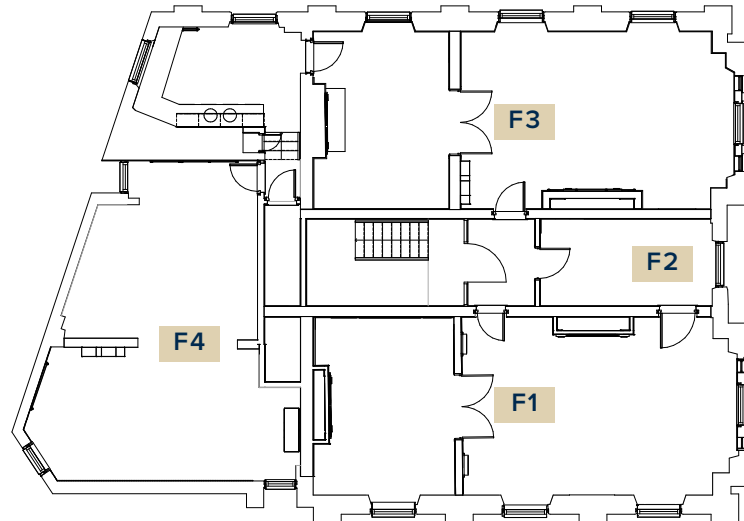
Lower Ground	sqm (NIA)	sq ft (NIA)
Total	126.81	1,365

Ground	sqm (NIA)	sq ft (NIA)
G1	55	592
G2	65	700
G3	39.5	425
Total	159.5	1,717

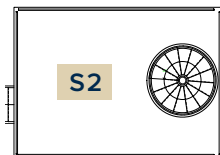
Flexible space



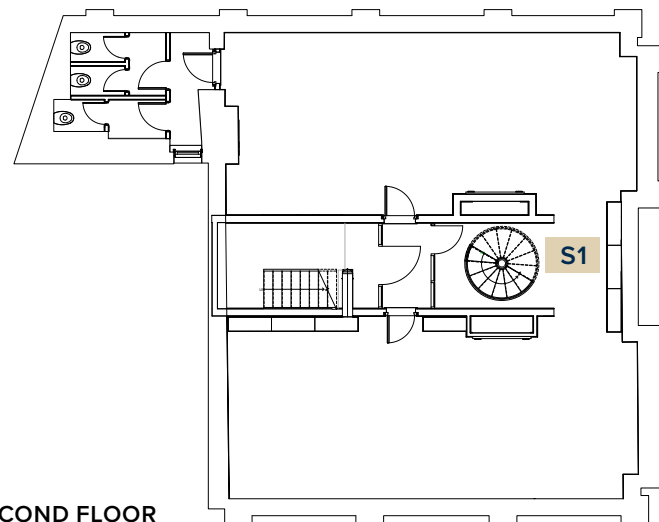
**FIRST FLOOR
MEZZANINE**



FIRST FLOOR



**SECOND FLOOR
MEZZANINE**



SECOND FLOOR

All floor areas are Approximate Net Internal Areas
Floor plans not to scale

First	sqm (NIA)	sq ft (NIA)
F1	53.1	572
F2	11.3	122
F3	64.1	690
F4	50.6	545
F5 (mezz.)	50	538
Total	229.1	2,467

Second	sqm (NIA)	sq ft (NIA)
S1	125.5	1,351
S2 (mezz.)	20.3	219
Total	145.8	1,570

Area	sqm (NIA)	sq ft (NIA)
Second floor (total)	145.8	1,570
First floor (total)	229.1	2,467
Ground floor	159.5	1,717
Lower ground floor	126.8	1,365
Total	661.2	7,119

TO LET

126.8 TO 661.2 SQM
(1,365 - 7,119 SQ FT)

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TERMS

Each floor may be let separately or combined for a term to be agreed.

RENT

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX

VAT will be applied to all rental costs.

RICS LEASE CODE

All tenants should be aware of the RICS Code for Leasing Business Premises (2020) and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

RATES

To be assessed.

VIEWING

Strictly by prior appointment with the sole agent.



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