



Second Floor, Ellenborough House Cheltenham, GL50 1XN

- Modern open plan office suite with two car parking spaces
 - Located in walking distance of Imperial Gardens
 - Centrally located near a variety of shops & restaurants

Office
Suite
To Let

Approx.
157.16 sq m
(1,691 sq ft)



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





Second Floor, Ellenborough House Cheltenham, GL50 1XN

- Modern open plan office suite with two car parking spaces
- Located in walking distance of Imperial Gardens
- Centrally located near a variety of shops & restaurants

Location

With a population of around 120,000, Cheltenham is an important regional centre within the heart of the Cotswolds. The town serves an extensive catchment area and is renowned for its range and quality of shopping and its various festivals which attract many visitors throughout the year. The

town benefits from good transport connections to the Midlands and South West with Junctions 10 & 11 of the M5 motorway located approximately 4 miles to the West of the town centre providing direct access to Bristol and Birmingham. The A417 (dual carriageway) provides good access to the M4 motorway and London. Cheltenham has regular train services to London Paddington (1 hour

Accommodation

The approximate Net Internal Area is:
157.16 sq m (1,691 sq ft)

55), Birmingham (40 mins) and Bristol (45 mins).

Ellenborough House is located on Wellington Street, about ½ mile from the town centre and in

close walking distance of Imperial Gardens. The office premises are situated in a block of other offices and are accessed via a communal entrance from the street.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



Second Floor, Ellenborough House Cheltenham, GL50 1XN

- Modern open plan office suite with two car parking spaces
 - Located in walking distance of Imperial Gardens
 - Centrally located near a variety of shops & restaurants

Description

This Grade II listed property comprises part of the second floor of the original part of Ellenborough House. There is perimeter trunking and recessed sensor activated lighting within the suspended ceiling and the premises have timber framed sash windows which bring in natural light from three elevations.

As well as an open plan office area, the suite also provides an entrance lobby/reception, a kitchen and a separate meeting room.



Various other facilities in the building include secure bike storage, central post room, WCs and showers.

There are 2 x car parking spaces with the possibility

of renting further spaces at an extra cost.

Terms

The property is available by way of an assignment or sub-lease of the whole demise, subject to Landlord's consent. Alternatively, a new lease could be made available, subject to Landlord's consent.

Rent

£30,800 per annum exclusive.



Service Charge

A service charge is payable in addition to the rent. Further details available on request.

Rates

Rateable Value: £15,250

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



Second Floor, Ellenborough House Cheltenham, GL50 1XN

- Modern open plan office suite with two car parking spaces
 - Located in walking distance of Imperial Gardens
 - Centrally located near a variety of shops & restaurants

Legal Fees

Each party to bear its own legal costs incurred in the transaction, save for the landlords costs which are to be split 50/50.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.



Code for Leasing Business Premises (2020)

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

EPC

The building has an energy performance rating of D (87). Copy available upon request.

Viewing

By prior appointment with the sole agent KBW.

Ref: 220131

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk