



First Floor, 7 Imperial Square Cheltenham, GL50 1QB

- Town centre offices with parking
- Opposite Town Hall and Imperial Gardens
- Short walk to shops, restaurants and other local amenities

To Let

**79.8 sq m
(859 sq ft)**



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





First Floor, 7 Imperial Square Cheltenham, GL50 1QB

- Town centre offices with parking
- Opposite Town Hall and Imperial Gardens
- Short walk to shops, restaurants and other local amenities

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

Accommodation

The approximate net internal floor area is as follows:

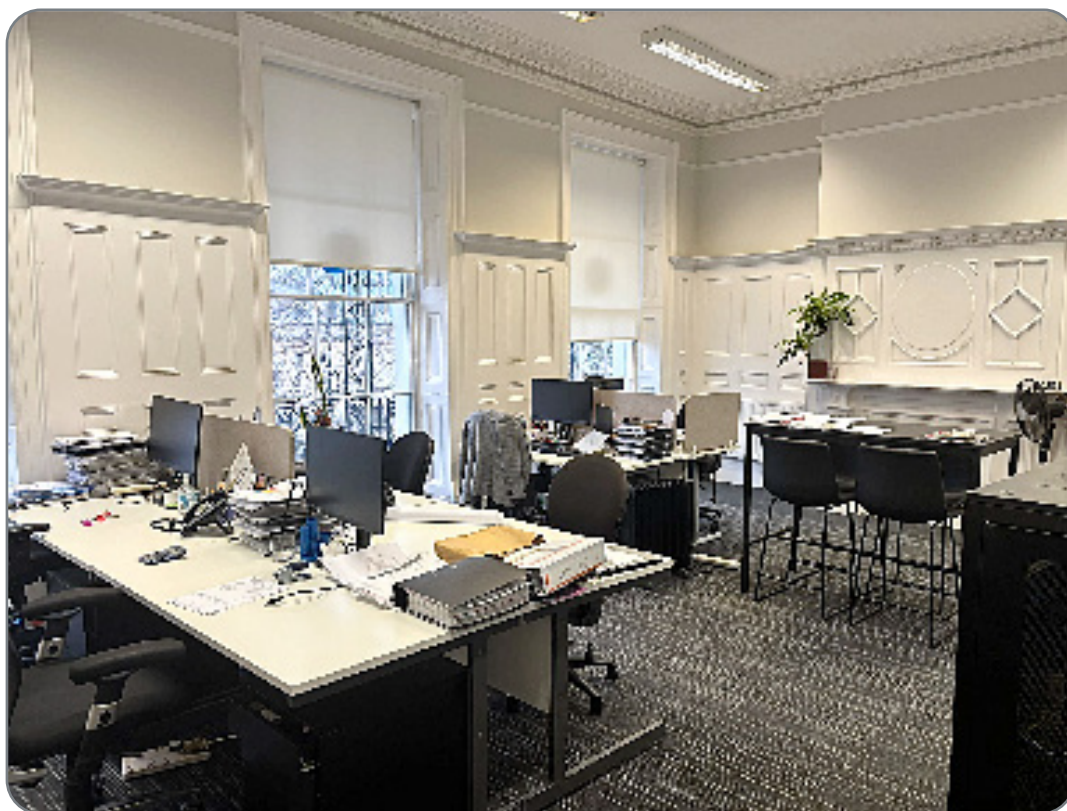
79.8 sq m (859 sq ft)

London Paddington (1 hour 55), Birmingham (40 mins) and Bristol (45 mins).

The subject property is located within Imperial Square; the established

central office district of Cheltenham, overlooking the Town Hall and Imperial Gardens just a short walk from the Promenade shopping area.

Nearby occupiers include Montpellier Asset Management, Pea Green Physio, Smith and Swepson Opticians, on the opposite side of Imperial Gardens is the well-known Queens Hotel and popular hotel and restaurant 131 Promenade both leading towards Montpellier with its upmarket stores and fine-dining experiences.



Description

First floor offices with two large interconnected rooms with high ceilings, full height windows and many period features. Large folding doors can be closed

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



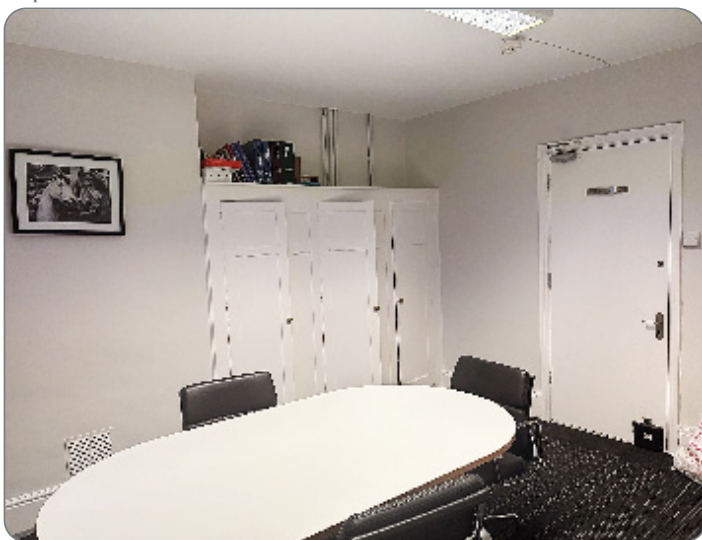
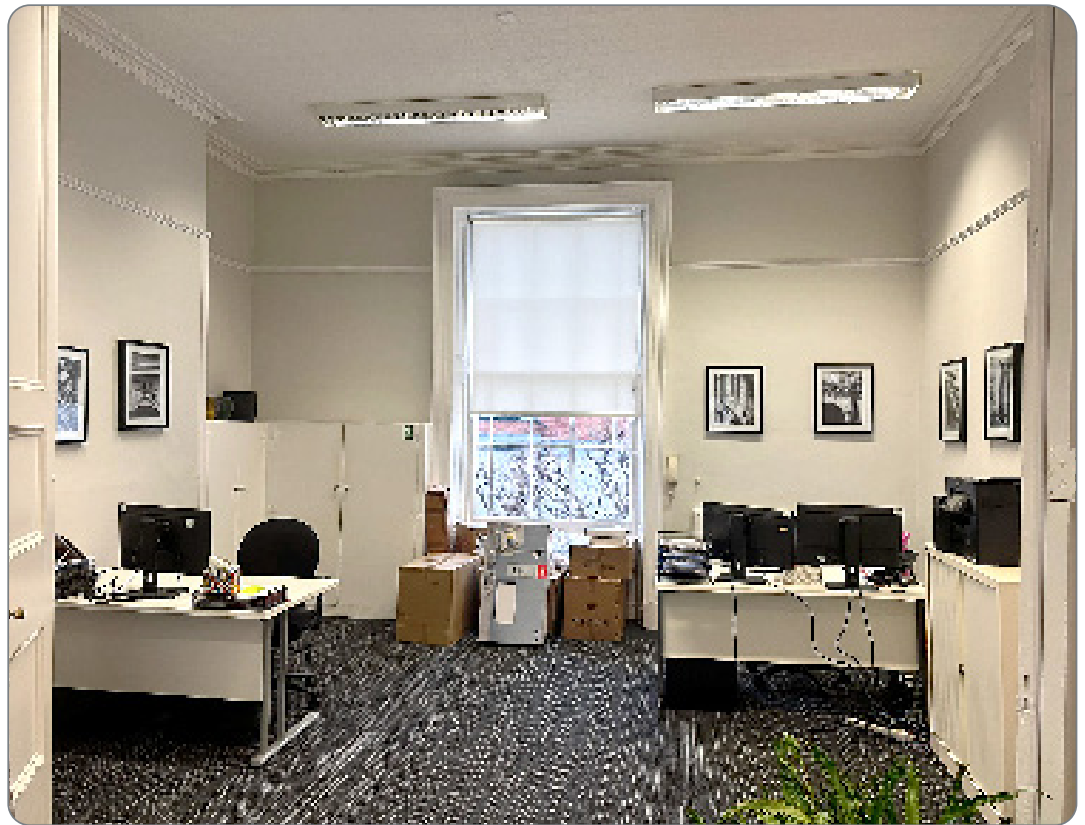
First Floor, 7 Imperial Square Cheltenham, GL50 1QB

- Town centre offices with parking
- Opposite Town Hall and Imperial Gardens
- Short walk to shops, restaurants and other local amenities

to create two separate office areas. A separate office/ reception/ meeting room is located on the mezzanine between the ground floor entrance and first floor offices.

The offices benefit from Category 2 fluorescent strip lighting, thermostatically controlled radiators and carpeting throughout. A mezzanine level provides a shared kitchen and separate male and female WC facilities.

There is 2 allocated car parking spaces, one to the front and one at the rear of the property accessed via Imperial Lane. Businesses



can also apply for parking permits on Imperial Square (subject to availability).

Terms

Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

£20,000 per annum exclusive.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

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

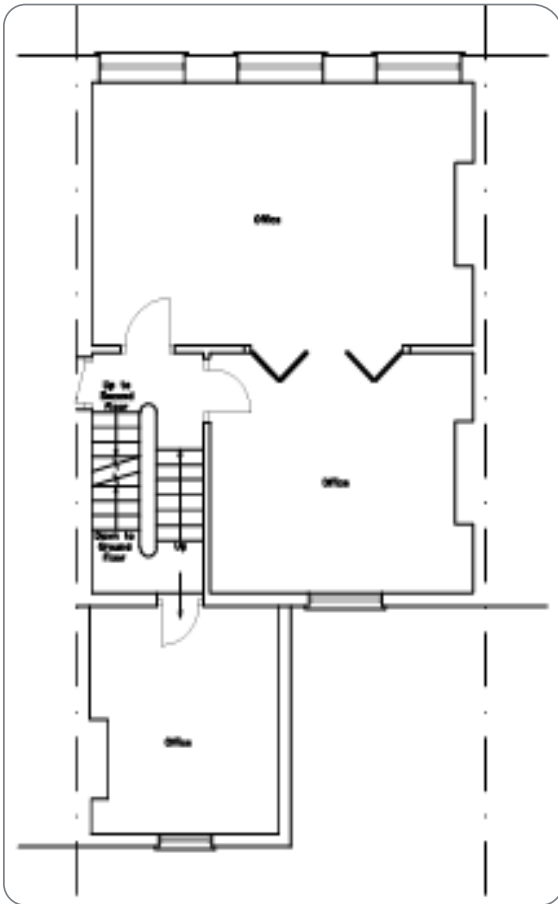
E. enquiries@kbw.co.uk

W. www.kbw.co.uk



First Floor, 7 Imperial Square Cheltenham, GL50 1QB

- Town centre offices with parking
- Opposite Town Hall and Imperial Gardens
- Short walk to shops, restaurants and other local amenities



Rates

Current Rateable Value:
£14,500

Rateable Value from April
2026: £19,000

Please note that these are
not the amounts payable,
a proportion of these
amounts is liable to be paid

by the occupiers, subject to
any reliefs available.

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.

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.

EPC

E (118). Please contact the
office for a copy of the full
report.

Code for Leasing Business Premises (2020)

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

Viewings

By prior appointment with
the sole agent KBW.

Ref: 622050

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