





TO LET

Period Property

LOCATION

Portland House is located in the attractive Spa town of Cheltenham, the gateway to the Cotswolds. Cheltenham is conveniently located within easy reach of Bristol and Birmingham. Home to a number of major companies, Cheltenham is a regional centre renowned for good communications, varied shopping and leisure facilities. Portland House is situated in a highly visible position on Albion Street in Cheltenham Town Centre.

ACCOMMODATION

We calculate the following approximate net internal floor areas: -

Ground Floor

Period front accommodation		
Office 1/Reception	24.1 Sq. M	259 Sq. Ft
Office 2/Board Room	16.5 Sq. M	178 Sq. Ft
Office 3	29.3 Sq. M	315w Sq. Ft
Office 4	17.4 Sq. M	187 Sq. Ft
Modern rear accommodation	184.2 Sq. M	1,983 Sq. Ft
Total Ground Floor	271.5 Sq. M	2,922 Sq. Ft

First Floor

Period front accommodation		
Office 5	45.5 Sq. M	490 Sq. Ft
Office 6	30.8 Sq. M	332 Sq. Ft
Office 7	18.0 Sq. M	194 Sq. Ft
Kitchen	4.7 Sq. M	51 Sq. Ft
Total First Floor	99.0 Sq. M	1,065 Sq. Ft

Second Floor

Period front accommodation		
Office 8	54.5 Sq. M	587 Sq. Ft
Office 9	18.4 Sq. M	198 Sq. Ft
Office 10	25.8 Sq. M	278 Sq. Ft
Total Second Floor	98.7 Sq. M	1,062 Sq. Ft

Lower Ground Floor

Period front accommodation		
Office 11	33.6 Sq. M	362 Sq. Ft
Office 12	25.1 Sq. M	270 Sq. Ft
Office 13	19.5 Sq. M	210 Sq. Ft
Modern rear accommodation	164.1 Sq. M	1,766 Sq. Ft
Kitchen	3.5 Sq. M	38 Sq. Ft
Total Second Floor	245.8 Sq. M	2,646 Sq. Ft

Total period offices 363.2 sq m (3,909 sq ft)
Total modern offices 351.8 sq m (3,787 sq ft)
Total Building 715 sq m (7,696 sq ft)

DESCRIPTION

Portland House provides an attractive period building at the front with accommodation over four floors with a modern rear section. This rear part provides open plan offices on two levels and the accommodation can be taken in part or as a whole.

The accommodation benefits from gas central heating, retained period features, perimeter trunking and a private car park providing 12 allocated spaces.

RATES

Rateable Value: £58,500.

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable.

TERMS

Premises are available to let either as a whole or part. Interested parties to make application to the joint agents, Richard Crabb at THP Online 01242 303383.

LEGAL COSTS

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

EPC

The property has an assessment rating of E-114.

VALUE ADDED TAX

Please note that vat may be payable on the figures quoted.

FLOOR PLANS

Please see attached floor plans (for identification, not to scale).

VIEWINGS

By prior appointment with the sole agents.

FURTHER INFORMATION

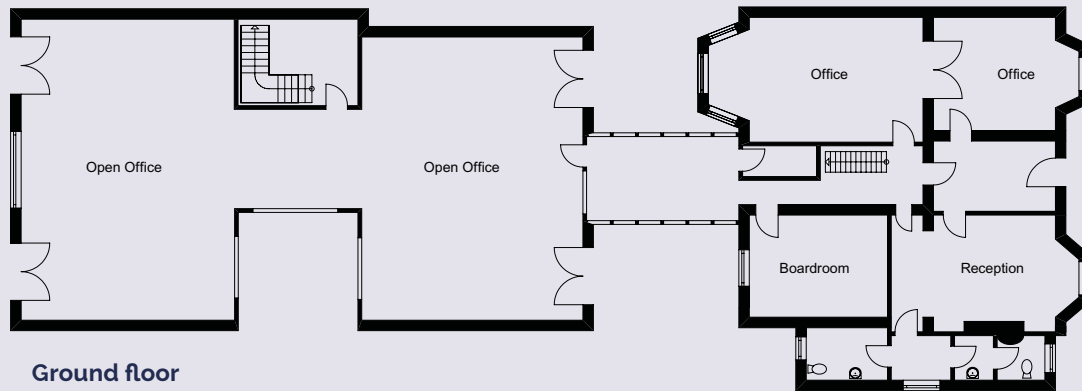
Allan Lloyd

01225 904704, 07595 910218
allan.lloyd@csquaredre.co.uk

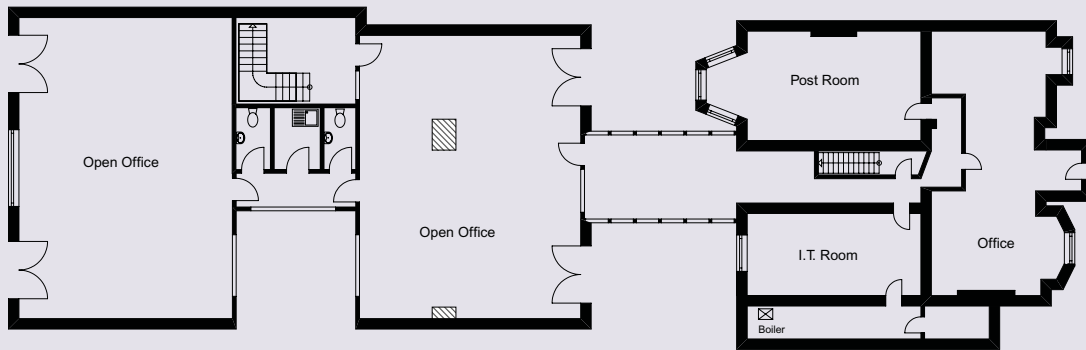
SUBJECT TO CONTRACT

28-Feb-19

FLOORPLAN



Ground floor



Lower Ground floor



Second floor



4 Queen Street
Bath, BA1 1HE
t 01225 904704
e info@csquaredre.co.uk

www.csquaredre.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997 VAT may be levied on the rent or sale price.

CSquared is the trading name of Colston & Colston LLP, a Limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 12B George St, Bath, BA1 2EH Regulated by RICS.