

**Ground and Second Floors, 7 Imperial
Square, Cheltenham GL50 1QB.**

🏢 Offices

📍 Cheltenham

🏠 To Let

📏 From 59.11 m2 (637 ft2)





Ground and Second Floors, 7 Imperial Square

Period office suites in Cheltenham Town centre available on a flexible basis.

Location

The property is situated within the centre of Cheltenham close to the Promenade and opposite the Town Hall. Imperial Square is recognized as one of the town's premier office locations, being close to all central facilities. There are excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East. There is in addition a main line railway station in the town forming a link to London Paddington with journey time of just under two hours.

Description

The property comprises a 19th century mid terraced Grade II* listed building. The offices are accessed via stone steps from the street at ground floor level. The available offices are at ground and second floor level.

In general, the offices are finished with carpeted floors, plastered painted/ wallpapered walls and ceilings with gas fired central heating via radiators and wall/surface mounted CAT II lighting. Kitchen and WC facilities are provided.

There is allocated parking in a private car park to the front and in a rear yard.

Accommodation

Approximate net internal areas

Ground Floor

Front office	29.17 m2	(314 ft2)
Rear office	24.10 m2	(259 ft2)
Staff room	17.10 m2	(184 ft2)
Sub Total	70.37 m2	(757 ft2)

Second Floor

Front office left	14.37 m2	(155 ft2)
Front office right	19.85 m2	(214 ft2)
Rear office	24.89 m2	(268 ft2)
Sub Total	59.11 m2	(637 ft2)

Total	129.48 m2	(1,394 m2)
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Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The Rateable Values on the Valuation Office Agency website are:

Ground Floor (part)	£12,250
Ground Floor (rear)	£3,500
Second Floor	£10,500

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

Available for a period to expire May 2028.

Rent

Ground Floor - £13,500 per annum
Second Floor - £8,250 per annum

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of E-118.

Legal Costs

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



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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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