

ONLY 2 FLOORS REMAINING





Cumberland House, Oriel Road

Refurbished open plan office accommodation situated in a prominent position in Cheltenham town centre with parking. Incentives available.

Location

Cumberland House is prominently situated on the corner of the Bath Road and Oriel Road in an area popular with professional and commercial businesses. It is located in the attractive spa town of Cheltenham which has a population of 105,000 and lies in the heart of The Cotswolds. The town enjoys excellent rail and road communications with the M5 Motorway at Junctions 10 and 11 being some 4 miles distant.

Description

The property comprises a detached, four storey office building which has been refurbished throughout.

Each floor is self-contained and includes predominantly open place office accommodation.

Accommodation

(Approximate net internal floor areas)

Office	M2	Ft2	Rateable Value (*)
Second Floor	178.4	1,920	£25,000
Third Floor	178.4	1,920	£24,000

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

It benefits from suspended ceilings with inset LED lighting, perimeter trunking, air conditioning, new aluminium framed double glazed sash windows, gas fired central heating and carpeting throughout.

Kitchen and WC facilities are provided on each floor and there is allocated parking adjacent to the building.

EPC

A new EPC is being prepared.

Terms

The offices are offered by way of new leases for a term to be agreed.

Rent

The rent to be based on £20 per sq ft.

Planning

Office use.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear 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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