





# 1 St Margarets Terrace, Cheltenham

**Prominent period office building offering accommodation with potential for a variety of uses.**

**ONLY 2 SUITES REMAINING**

## Location

1 St Margarets Terrace occupies a prominent position on the northern side of St Margarets Road and forms part of a continuous terrace of six properties, located close to The Brewery, a vibrant leisure and lifestyle destination, featuring restaurants, bars, shops, a cinema, gym, hotel, and entertainment venues within a stylishly redeveloped historic brewery site. The property is also, within a short distance from Cheltenham's town centre.

## Description

The property is a Grade II\* listed building forming part of a distinguished early-19th-century terrace of six houses, regarded as one of Cheltenham's finest examples of late-Georgian architecture.

Constructed in ashlar over brick with a concealed double-pitched roof, the four-storey façade exhibits refined horizontal rustication, tall sash windows, pilasters, and intricate wrought-iron balconies. Inside, the property retains original features such as plaster cornices, marble fireplaces and decorative ironwork.

The specification includes painted plastered walls and ceilings, ceiling mounted lighting, laminate and carpet floor coverings and the offices are heated by way of a gas central heating system via radiators. There are communal kitchens and WCs.

There is allocated parking in a private car park to the side of the property.

## Accommodation

Please see attached Availability Schedule.

## Rates

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

## Planning

Offices or other uses within Class E of the Use Classes Order 1987.

## Terms

The offices are available by way of new lease(s) for a term to be agreed.

A combination of offices can be leased to meet individual requirements.

## Rent

Please see attached Availability Schedule.

## Service Charge

A charge will be levied by the Landlord to cover the communal costs and those associated with the upkeep and maintenance of the common areas.

## Energy Performance Certificate

The EPC Rating for the property is D-93 and is valid until March 2035.

## VAT

The property has been registered for VAT.

## Legal Costs

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





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# Availability Schedule

Floor	Suite	Area (Approximate net internal)		Rent (per week)	Rateable Value (*)	Availability
		M2	ft2			
Ground Floor	Front Office (1)	22.13	238	£90		Available
	Rear Office (2)	47.54	512	£200		Available
	<b>Sub Total</b>	<b>69.67</b>	<b>750</b>	<b>£290</b>	<b>£13,750</b>	<b>Available</b>
First Floor	Front Office Left (3)	13.42	145			Letting agreed
	Front Office Middle (4)	6.43	69			Letting agreed
	Front Office Middle (5)	18.62	200			Letting agreed
	Front Office Right (6)	9.96	107			Letting agreed
	Middle Office (7)	10.91	117			Letting agreed
	Rear Office (8)	19.46	210			Letting agreed
	<b>Sub Total</b>	<b>78.80</b>	<b>848</b>			<b>Letting agreed</b>

(\*) The rates are effective from 1<sup>st</sup> April 2026 and will need to be reassessed should the offices be let individually.





# Request a viewing

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

## Key contacts

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You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

#### **Money Laundering Regulations 2017**

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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