

Ground Floor offices, 1 St Margarets Terrace,  
Cheltenham, GL50 4DT.

- Offices
- Cheltenham
- To Let
- 171.68 m2 (1,848 ft2)





# Ground Floor, 1 St Margarets Terrace

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

**TWO GROUND FLOOR OFFICES 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

Approximate net internal area

Front office	22.13 m2	238 ft2
Rear office	47.54 m2	512 ft2
<b>Total</b>	<b>69.67 m2</b>	<b>750 ft2</b>

## Planning

Offices.

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £13,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The offices are available by way of new lease for a term to be agreed. A charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

## Rent

£15,000 per annum exclusive.

## VAT

The property is registered for VAT.

## Energy Performance Certificate

The Rating is D-93.

## Legal Costs

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





# Ground Floor, 1 St Margarets Terrace





# Request a viewing

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

## Key contacts

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