



TO LET



Lower Ground Floor, 3 Imperial Square

Newly refurbished self-contained office suite within the heart of Cheltenham Town centre.

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. Internally the premises are divided to provide four well lit rooms with separate kitchen and male and female WC facilities.

	m2	ft2
Room 1	30.28	326
Room 2	23.13	249
Room 3	16.72	180
Room 4	11.14	120
Kitchen	6.37	68
Store	2.51	27
Total	90.11	970 sq ft

The premises also benefit from a separate entrance to the rear which gives access to Imperial Lane. Parking may be available.

Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The Rateable Value on the Valuation List from April 2026 is £20,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Service Charge

The tenant is to contribute towards a fixed service charge in respect of maintenance of the external fabric of the building and common areas. This charge will be set at £3,200 p.a. increasing annually by reference to the RPI.

EPC

The property has an EPC rating of E-117.

Terms

Available by way of a new lease available for multiple terms of 3 years. Subject to upward rent reviews at three-yearly intervals.

Rent - £13,000 p.a.

VAT

The property is not elected for VAT.

Legal Costs

The tenant is responsible for both parties' legal costs incurred in the transaction.





Request a viewing

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

Key contacts

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