

Hall Floor, Clarendon House, 42 Clarence Street,  
Cheltenham, GL50 3PL.

- 🏢 Offices
- 📍 Cheltenham
- 📌 To Let
- 📏 100.05 m2 (1,077 ft2)



**TO LET**

CRESCENT PLACE





# Hall Floor, Clarendon House

Refurbished offices within a period building in the town centre with parking available at an additional cost.

## Location

The property is prominently located at the junction of Clarence Street and Crescent Place within the heart of Cheltenham town centre, a few yards from the Promenade and High Street prime shopping areas. All town centre facilities are within easy walking distance, including a wide range of restaurants and shopping 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.

## Accommodation (Approximate net internal floor areas)

Office	M2	Ft2
Office 1	27.68	298
Office 2	16.72	180
Office 3	53.80	579
Kitchen	1.85	20
<b>Total</b>	<b>100.05</b>	<b>1,077</b>

## Description

The property is a Grade II corner, terraced building, three and a half stories high having attractive smooth rendered elevations and porticoed entrance. The building is maintained in excellent condition throughout.

The available offices are accessed off a central hallway and have a mixture of sizes. All offices have been re-painted and re-carpeted. CAT 5 lighting and data cabling is available, and secured entry. This is a quiet, high quality professional environment.

Private Male and Female WC facilities and a kitchen are provided at hall floor level.

There are 3 private parking space available at an additional cost of £1,000 p.a. per space.

## Rates

The current rateable value is £10,000 for the left-hand offices and £4,000 for the right-hand office. Prospective occupiers are advised to check with the local Authority to establish any transitional relief that may be applicable.

## Planning

Offices falling within Class E(g) of Town & Country Use Classes Act Order amended 1<sup>st</sup> September 2020.





# Hall Floor, Clarendon House

## Service Charge

A fixed Service Charge is levied by the landlord to cover a proportion of the cost of external maintenance of the building and common areas, including the private car park and cleaning the common parts. The current service charge is running at £4,500 pa + VAT. This sum to increase annually by reference to the Retail Price Index.

## Terms

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

## Rent

£13,000 per annum.

## EPC

The property has an EPC rating of C-70.  
Certificate Ref. No. 3770-5521-0497-1465-1738.

## VAT

VAT is charged on rents and service charges.

## Legal Costs

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





# Hall Floor, Clarendon House





# Request a viewing

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

## Key contacts



**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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