

Upper Floor Offices, Norfolk House, Well Walk,  
Cheltenham, GL50 3JX.

🏢 Offices

📍 Cheltenham

🏠 To Let

📏 188.98 m2 (2,034 ft2)



TO LET





# Offices Norfolk House, Cheltenham

**Period building located within the heart of Cheltenham Town Centre providing good quality office accommodation**

## Location

The property is situated in the heart of the town centre just off Clarence Street and within a short distance of the Promenade. The offices front Well Walk which links Clarence Street to St Mary's Church and then onto the High Street shopping area. The area surrounding the properties are occupied by a mix of commercial offices, retail premises restaurants and residential users.

## Description

Norfolk House comprises a Grade II Listed building dating from around the 1830s with rendered brick elevations under a parapet pitched roof. The offices are accessed off Well Walk and the accommodation includes a ground floor entrance hallway with range of cellular offices on the first, second and third floors. WC and Kitchen and facilities are located at first and second floors respectively.

Approximate Net Internal Floor Area	Size m2	Size ft2
First floor offices	55.83	601
Second floor offices	64.39	693
Second floor kitchen & store	14.32	155
Third Floor offices	54.44	585
<b>Total</b>	<b>188.98</b>	<b>2,034</b>

The offices are carpeted with painted plastered walls and ceilings with a combination of surface mounted and spot lighting throughout. The offices are heated by a gas fired central heating system. The accommodation further benefits from Cat 5 network cabling throughout. The tenant will be responsible for their own electricity and gas usage. The property has an EPC rating of D-93.

## Rates

The assessment appearing on the Valuation Office Agency website is:

First & Second floor: £19,000

Third floor: £5,600

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

## Rent & Terms

£22,000 per annum.

A new lease is available for a term to be agreed.

## Planning

The offices fall within Class E of the Use Classes Order 1987.

## Service Charge

A service charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the external and communal areas of the building.

## VAT

The property is not elected for VAT.

## Legal Costs

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







# Offices Norfolk House, Cheltenham






# Request a viewing

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

## Key contacts

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