

LAURISTON HOUSE

MONTPELLIER
CHELTENHAM
Gloucestershire GL50 1SS



TO LET 7,033 SQ FT
(653.4 SQ M)

A unique opportunity to lease a landmark
office building in a sought after location



Lauriston House is a headquarters office building in a prominent position in Cheltenham's Montpellier, regarded as one of the South West's most prestigious commercial addresses. It benefits from a central location and excellent transport links.



Built as a villa in 1839-1840 this Grade II listed building was home to Dr Thomas Richardson Colledge, founder of The Medical Missionary Society, who lived here from 1842 until his death in 1879.

This prestigious Georgian villa provides a useful mix of open plan and private office accommodation giving occupiers a high level of efficiency and adaptability.

It retains many **period features** including a grand portico, deep sash windows, an ornate parapet, full height Tower of Winds pilasters, high ceilings and marble fire places.

The building was extended in the 1980s with the addition of a **modern, three storey rear extension** which added useful office space at ground and first floors and a first floor mezzanine. The second floor was extended further by the installation of panoramic glazing to the roof and a mezzanine meeting/ creative office space.



OPEN PLAN AND
PRIVATE OFFICE
ACCOMMODATION

LAURISTON
HOUSE
CHELTENHAM



CHELTENHAM
GLOUCESTERSHIRE
GL50 1SS



LAURISTON HOUSE CHELTENHAM



Cheltenham is an historic Spa town on the edge of the Cotswolds - a designated Area of Outstanding Natural Beauty.



Famed for its regency style architecture and wide tree lined roads the town is home to an **influential and diverse mix of dynamic business occupiers**, attracted by the town's renowned restaurants, cafés, theatres, cultural events, festivals and outstanding educational establishments.



Cheltenham is the No.1 place in the UK to bring up a family (Telegraph Sept 2014) and the **4th best place to live in the UK** (Sunday Times March 2017).

KEY OCCUPIERS

Endsleigh Insurance, GCHQ, GE Aviation, Investec, Microsoft, Northrup Grumman, Spirax-Sarco Engineering, Vertex Data Science, WS Atkins.

Government backing for the Cheltenham Cyber Park has been a catalyst for the town's growing importance in the international cyber sector. It has become a hub for SME's and multi-national corporations operating in this field.





RETAINS
MANY PERIOD
FEATURES



Lauriston house offers a high level of efficiency and adaptability.



SPECIFICATION

- VRV Air conditioning
- Perimeter trunking
- Glazed roof
- High ceilings and large, deep sash windows give excellent natural light
- Secure, private parking for 8 cars
- High quality kitchen/ rest area
- Retains many period features

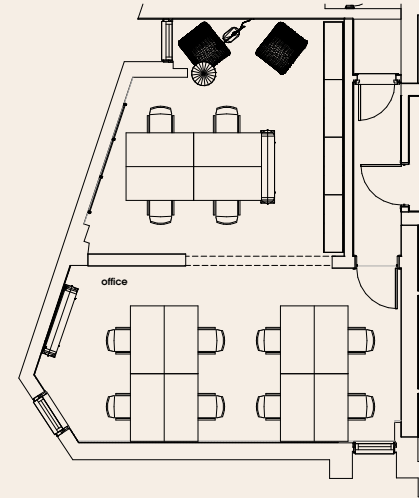
Flexible space

LAURISTON
HOUSE
CHELTENHAM

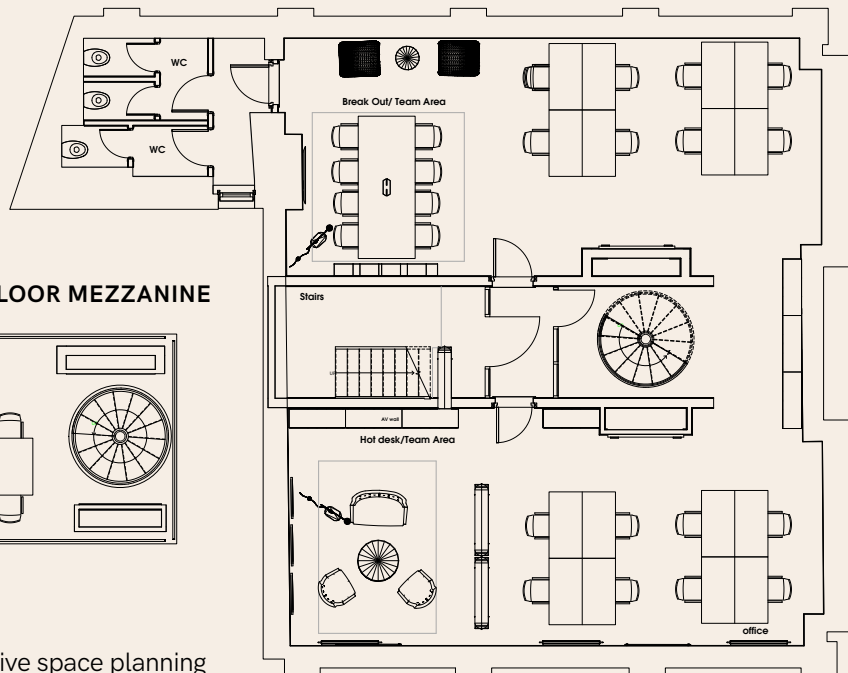
ACCOMMODATION SCHEDULE

Area	sq ft (NIA)	sq m (NIA)
Second floor mezzanine	236	22
Second floor	1,236	114.8
First floor mezzanine	522	48.5
First floor	1,872	173.9
Ground floor	1,884	175
Lower Ground Floor	1,283	119.2
Total	7,033	653.4

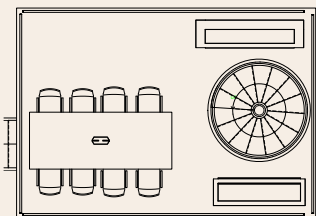
FIRST FLOOR MEZZANINE



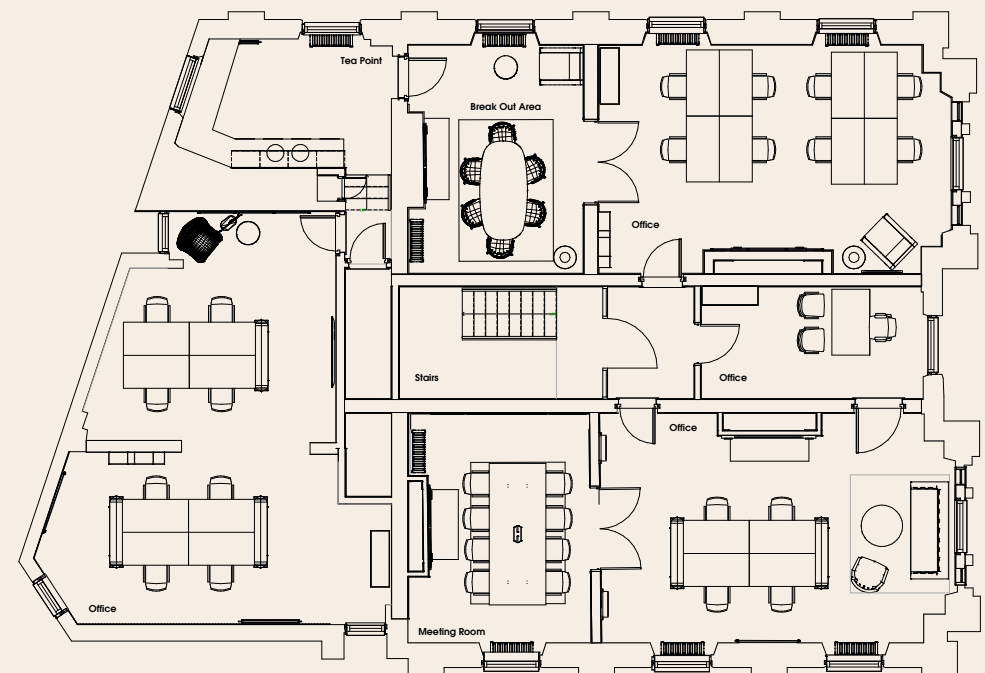
SECOND FLOOR



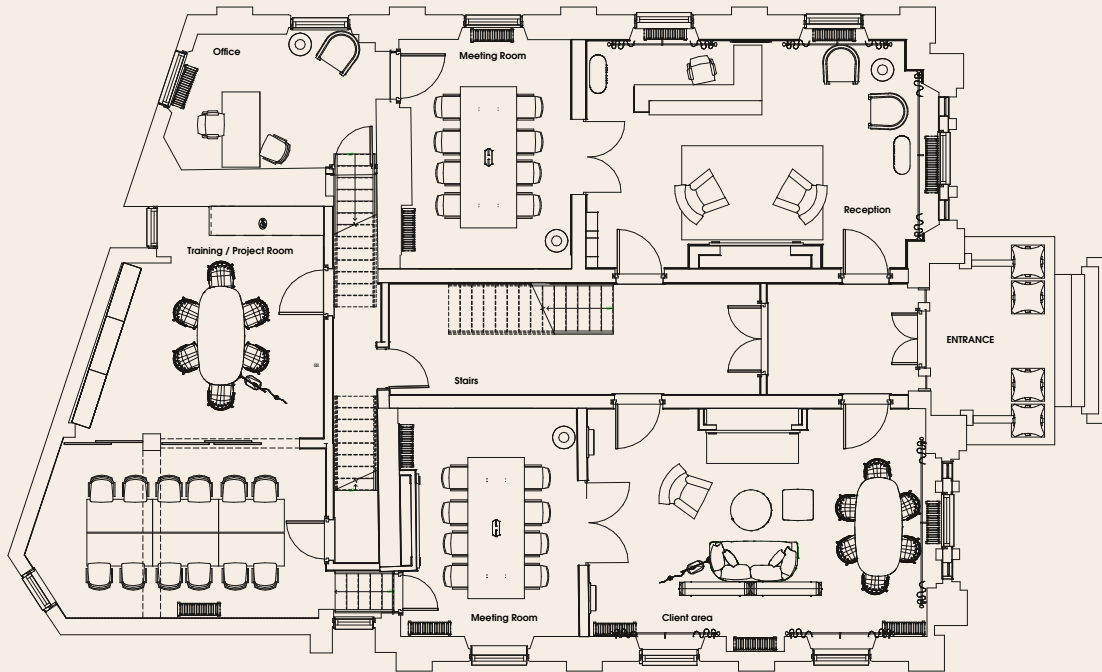
SECOND FLOOR MEZZANINE



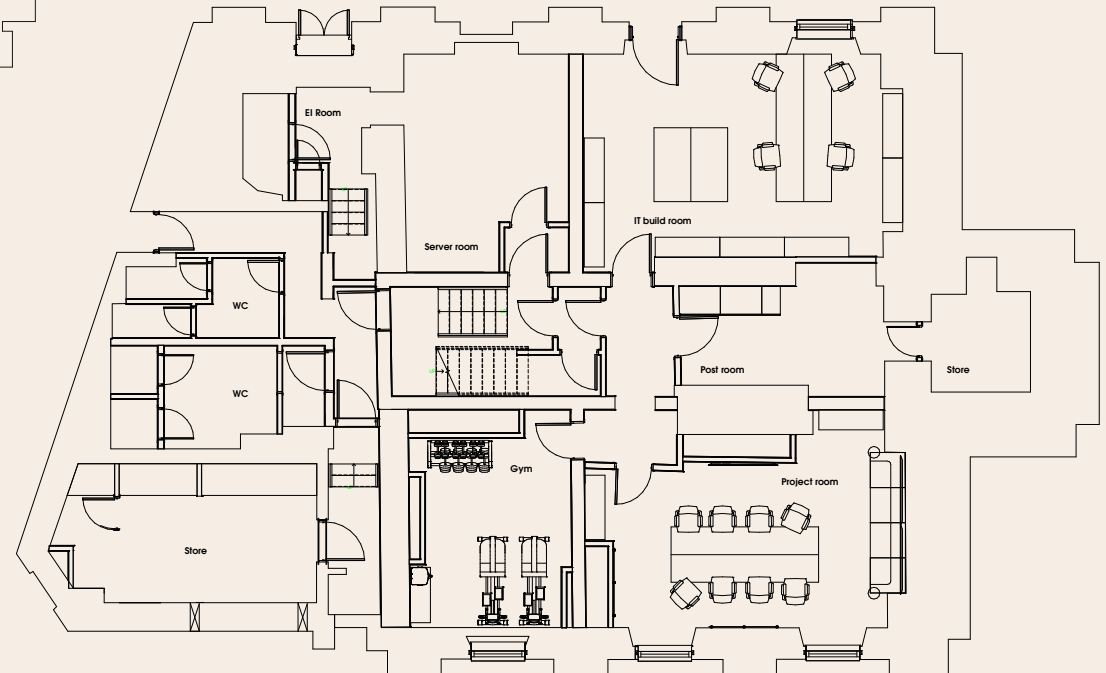
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



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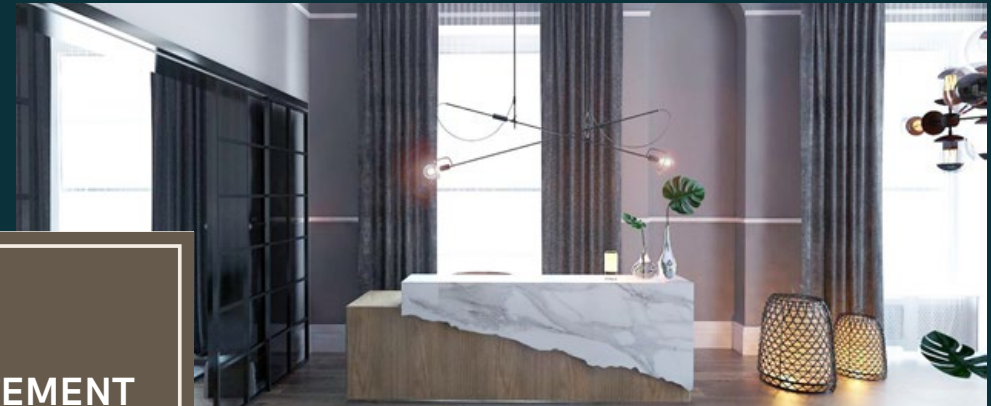
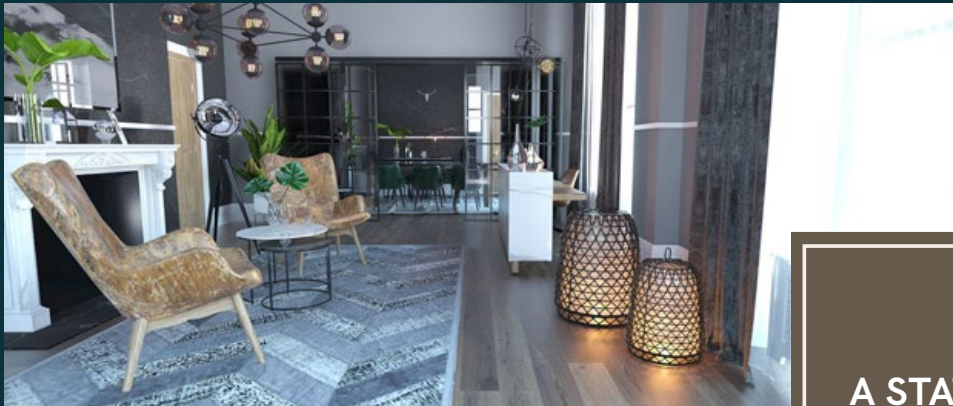
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HOUSE
CHELTENHAM

The landlord has commissioned design statements from specialist interior designers PJE which will be made available to the occupier.

These computer generated images are for indicative purposes only and are shown to suggest possible finishes that can be achieved.



www.pje-uk.com



A STATEMENT
IN DESIGN



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TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RATING

We understand that the Rateable value of the property is £64,130 however we advise interested parties to make their own enquiries with the Local Authority, Cheltenham Borough Council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX

VAT will be applied to all rental costs.

VIEWING

Strictly by prior appointment with the sole agent.



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