

TO LET

First Floor 417.22 sq m (4,491 sq ft)

Second Floor 147.44 sq m (1,587 sq ft) and 96.24 sq m (1,036 sq ft)



Ellenborough House Cheltenham GL50 1YD

From 96.24 sq m to 660.91 sq m (1,036 sq ft to 7,114 sq ft)



- ▶ High Quality Prestigious Offices
- ▶ Fully Air Conditioned
- ▶ Secure Car Parking
- ▶ Central Location
- ▶ A Range of Sizes Available



Ellenborough House Cheltenham GL50 1YD

DESCRIPTION

Ellenborough House comprises a Regency style building (although built in the 20th century) which faces Oriel Road and is built over basement and 4 floors. It rests primarily under a flat roof with outer sections comprising a pitched and slated mansard formation. This section is white rendered and provides one of the entrances (although for the exclusive use of Harrison Clark Rickerbys) into the property. To the rear is a modern purpose built attached office block facing Wellington Street with undercroft secure parking. The primary entrance is from Wellington Street which leads to a spacious and well-presented communal area, accommodating the stairwell, lift and WCs.

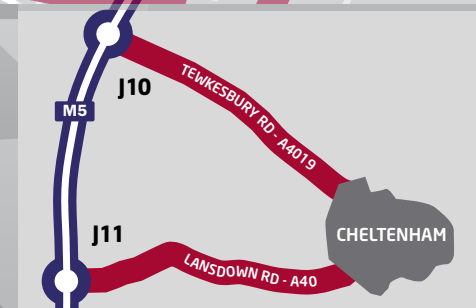
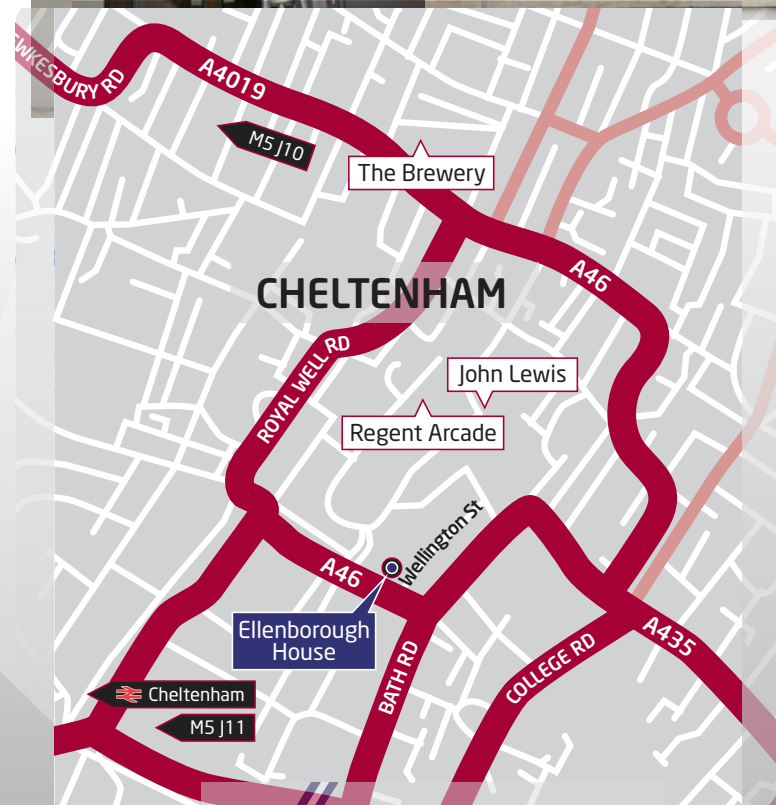
The offices are situated on the first and second floors and offer high quality fully air conditioned accommodation with suspended ceilings, inset fluorescent strip lighting and perimeter trunking.

LOCATION

Ellenborough House is located on the corner of Wellington Street and Oriel Road in the centre of Cheltenham. It is only a short distance from the main shopping areas on the High Street, The Promenade and Montpellier Street. Major office occupiers in the town centre include UCAS, Cheltenham Borough Council and Brewin Dolphin. The town is linked to the motorway network via the A40 trunk at junction 11 of the M5 (3½ miles) or the northwest of the town centre to junction 10 via the A4019 (4 miles).

DISTANCES

Cheltenham ➡	1½ miles
Birmingham	60 miles
Bristol	43 miles
Gloucester	10 miles
London	105 miles
Swindon	33 miles



Pittville Pump Rooms,
Cheltenham

Ellenborough House Cheltenham GL50 1YD

ACCOMMODATION (net internal areas)

	m ²	ft ²	Parking Spaces
First Floor	417.22	4,491	4
Second Floor	147.44	1,587	1
Second Floor	96.24	1,036	1

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC of C60.



First floor



RATING INFORMATION

The Valuation Office Agency website has confirmed the following:

First Floor

Rateable Value: £39,750

Second Floor

Rateable Value: £16,000

Second Floor

Rateable Value: £9,900

PLANNING CONSENT

The property has consent for office use within Class B1 of the Use Classes Order 1987. It lies within a Conservation Area.

TERMS

The suites are available by way of a minimum term of 5 years on equivalent full repairing and insuring terms. A service charge will be levied to the tenant to cover the costs associated with maintaining the exterior and common parts.

RENTAL

Upon Application.



First floor



Second floor



Dorian Wragg **MRICS RPR FNARA**
dorian.wragg@brutonknowles.co.uk

Robert Smith **BSc MRICS**
robert.smith@brutonknowles.co.uk

Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF

T: 01452 880000

W: brutonknowles.co.uk

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