

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

- 🏢 Offices
- 📍 Cheltenham
- 📌 To Let
- 📏 115.68 m2 (1,240 ft2)



**TO LET**





# Second Floor, Clarendon House

**Refurbished second floor office suite comprising the entire top floor of 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 Space	108.03	1,164
Kitchen	3.62	39
Store	3.43	37
<b>Total</b>	<b>115.69</b>	<b>1,240</b>

## Description

The property comprises a Grade II corner end terraced period building of three storey construction, having attractive smooth rendered elevations and porticoed entrance.

The available offices form the entire second floor and provide a mix of small and large rooms, the largest of which are of sufficient size to provide up to 6 work stations. CAT 5 lighting and data cabling is available.

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

## Rates

The current rateable value appearing on the Valuation Office Agency website is £8,400.

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.





# Second 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 multiple term of 3 years.

## Rent

£13,750 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.





# Second Floor, Clarendon House





# Request a viewing


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

## Key contacts



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