



THE OLD GRANGE

CHELTENHAM

TO LET

19TH CENTURY MANOR HOUSE WITH MODERN EXTENSION
TOTAL AREA APPROX 8,147 SQ FT (757 SQ M)





THE OLD GRANGE

FLEXIBLE LEASE TERMS / OUTSTANDING LOCATION AND VIEWS /

PART OPEN PLAN / AVAILABLE AS A WHOLE OR IN PART /

ALLOCATED CAR PARKING



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Description

An attractive period building dating from 1865 providing good quality office accommodation on four floors, part of which is open plan.

The Old Grange stands alongside The Grange, an impressive headquarters building and, subject to negotiation, tenants will be able to use some of the facilities in this building including a restaurant/café.

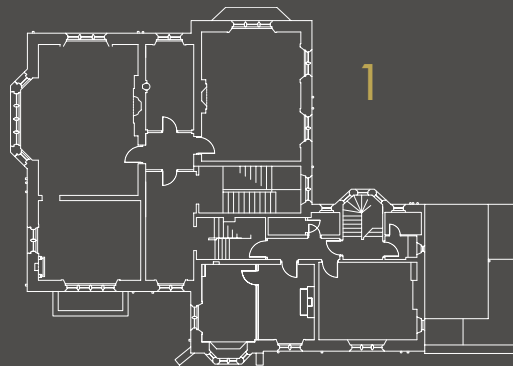
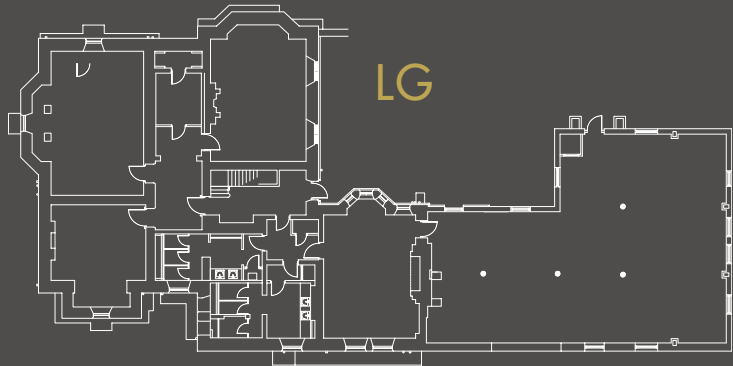
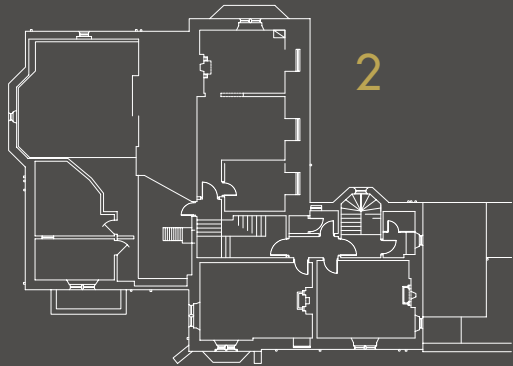
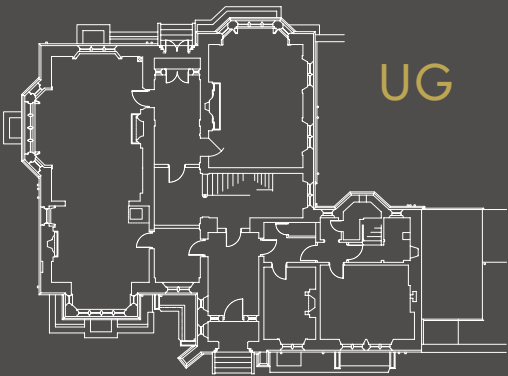
Allocated car parking will be provided.

Accommodation

The offices are available as a whole, or can be let in part.

The approximate net internal floor areas are as follows:

Floor	sq ft	sq m
Second floor	1,011	93.9
First floor	1,755	163.09
Upper ground	1,822	169.27
Lower ground	3,559	330.65
TOTAL	8,147	757



not to scale for illustration only



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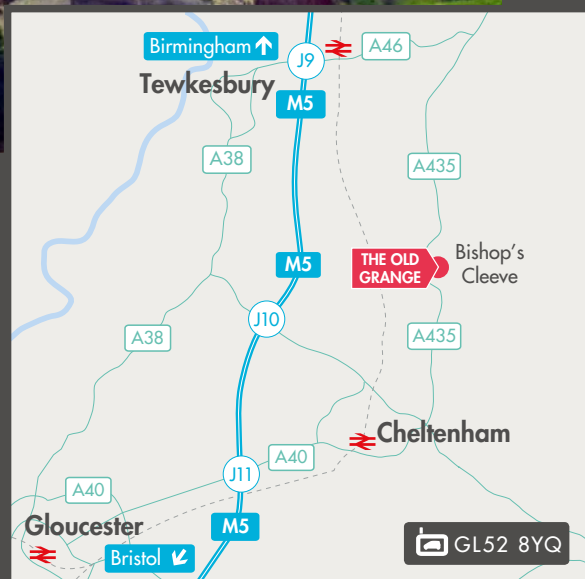


Location

The Old Grange is located approximately 3.7 miles/ 5.95 km to the north of Cheltenham in an attractive environment on the edge of Bishop's Cleeve, which has shopping and other facilities. There is a bus stop at the front of the property providing local services. Junctions 9 and 10 of the M5 are some 6.2 miles (9.9km) and 4.8 miles (7.7 km) distant respectively.

DISTANCES

CHELTENHAM TOWN CENTRE	3.7 miles
M5 J10	4.8 miles
M5 J9	6.2 miles
TEWKESBURY	6.5 miles
GLOUCESTER	10.3 miles
BRISTOL	44 miles
BIRMINGHAM	48 miles



Rates

Rateable value to be assessed.

Terms

Available to let as a whole or in part on flexible new lease(s), expiring not later than December 2021.

Legal Costs

Each party is to pay their own legal costs incurred in a letting.

Value Added Tax

We understand that VAT is payable on the rent.

EPC

We understand the property has an assessment of band D (82).

Viewing

By prior appointment with the agents:



Richard Crabb
richard@thponline.co.uk



Steve Lane
steve.lane@eu.jll.com

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. January 2018