



kbw

12 & 13 Royal Crescent Cheltenham GL50 3DA

- Well maintained and newly redecorated offices
 - Office suites of varying sizes available
- Within the town centre and easily accessible

*To Let
Office Suites*

*From
17.74 sq m - 50.82 sq m
(191 sq ft - 547 sq ft)*



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The logo for KBW Chartered Surveyors, featuring the lowercase letters 'kbw' in white on a blue square background.

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Location

Cheltenham is a large spa town on the edge of the Cotswolds, famous for its Regency Architecture. The town has good access to the motorway network with junctions 10 and 11 within 4 miles of the town centre. The A417/9 provides easy access to Swindon and the M4 to London.

The premises are centrally located on Royal Crescent just off Clarence Parade which forms part of the inner ring road system and

is in close proximity to the town's famous Promenade. The two buildings form part of Royal Crescent; a terrace of Grade II* listed buildings built at the turn of the 19th Century and believed to be the earliest important Georgian terrace to have been built in Cheltenham (source: Historic England).

Originally private homes, Royal Crescent is now formed largely of office occupiers who benefit from the close proximity to the Promenade and the High Street.



Other nearby occupiers include Cheltenham Borough Council, Hughes

Paddison, Royal Crescent Surgery, Winston's Wish Charity and Star Legal.



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Current Availability and Pricing

Building	Room Number	Location	Size (Sq Ft)	Rent Per Annum (Exclusive)
12	4 & 5	Ground	547	£10,940
12	10	Second	191	£3,820
13	3	Ground	293	£5,860
13	8	Second	317	£6,340
13	9	Second	225	£4,500

Description

Buildings 12 and 13 currently operate as shared office buildings offering a range of office suite sizes with the ability to combine offices to create larger open plan spaces. Each office is fully carpeted with fluorescent strip or

box lighting. There is good natural light provided through the many sash windows, another fine feature of these regency buildings. Kitchen and WC facilities are shared with other occupiers. The building has been well maintained, and all offices have been recently redecorated.



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Service Charge

There is a separate service charge payable which includes repairs to the common parts, heating, lighting and office cleaning. Tenants are responsible for their own phone and broadband lines, contents insurance and business rates.

Rates

Prospective tenants that qualify for Small Business Rate Relief can benefit from up to 100% relief on business rates. Applicants are recommended to confirm this with the



local billing authority, Cheltenham Borough Council.

Legal Costs

Each party is responsible for its own legal costs in connection with the transaction.

the VAT position by taking appropriate professional advice.

EPC

The property is exempt as the building is listed.

VAT

VAT may be payable on the rent and service charge. All figures quoted are exclusive of VAT and intending Tenants must satisfy themselves as to

Viewing

Strictly by prior appointment with the sole agent KBW.

Ref: 915082



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