



# Regent House

65 Rodney Road, Cheltenham, GL50 1HX

Grade A offices to Let  
in central Cheltenham

**1,589 – 9,859 sq ft**  
**(147.6 – 916.0 sqm)**

with 9 car parking spaces  
and cycle parking

Undergoing a  
comprehensive  
refurbishment  
Available Spring 2019



## Prime Cheltenham town centre location, adjacent to the Promenade

Regent House is located in prime central Cheltenham, within the town centre at the junction of Rodney Road & Regent Street, adjacent to the Promenade and Regent Arcade retail areas.

It is a modern, mid terrace office building of steel frame construction with an attractive Georgian style façade. Internally the property provides open plan office suites of lower ground and four upper floors, with lift access to all floors and a DDA compliant platform lift at the entrance to the building.

- 👑 Outstanding Grade A office accommodation.
- ↔️ Flexible office space with excellent floor to ceiling heights and natural day light.
- 🌿 Highly energy efficient with high quality internal finishes throughout.
- 🚗 Nine external car parking spaces and new cycle facilities within the building, providing three showers and lockers.





# Regent House



## A vibrant and contemporary transformation in central Cheltenham

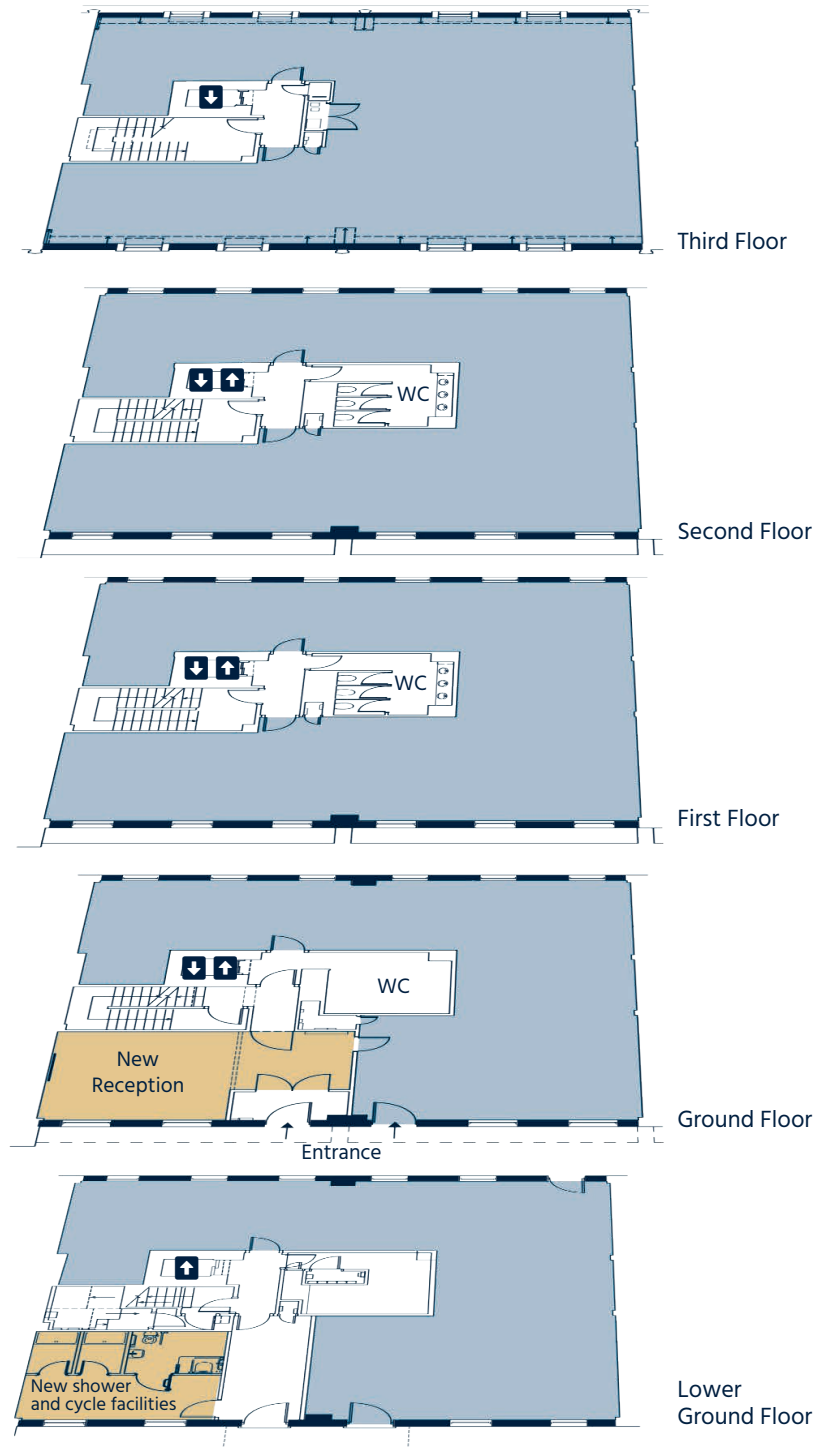
Regent House is undergoing a comprehensive Landlord refurbishment programme to the following specification:

- ✔ New remodelled main reception with feature wall and video entry system.
- ✔ New 10 person passenger lift serving all floors and external platform lift integrated into front steps.
- ✔ New 600x600mm Perforated Metal Ceiling Tiles & Raised Access Floors.
- ✔ New VRF ceiling mounted air conditioning and LED lighting.
- ✔ New toilets and common parts.
- ✔ New cycle facilities, providing 3 showers, lockers and changing area.
- ✔ 9 parking spaces, providing a generous town centre parking ratio of 1: 1,100 sq ft.
- ✔ Open plan office suites with excellent natural light and openable windows.

### Office Availability

Floor	sq ft	sq m	Car Parking
Third Floor	2,061	191.5	2
Second Floor	2,062	191.6	2
First Floor	2,071	192.4	2
Ground Floor	1,589	147.6	1
Reception	448	41.6	-
Lower Ground	1,628	151.2	2
<b>Total</b>	<b>9,859</b>	<b>916.0</b>	<b>9</b>

Measured on a NIA basis



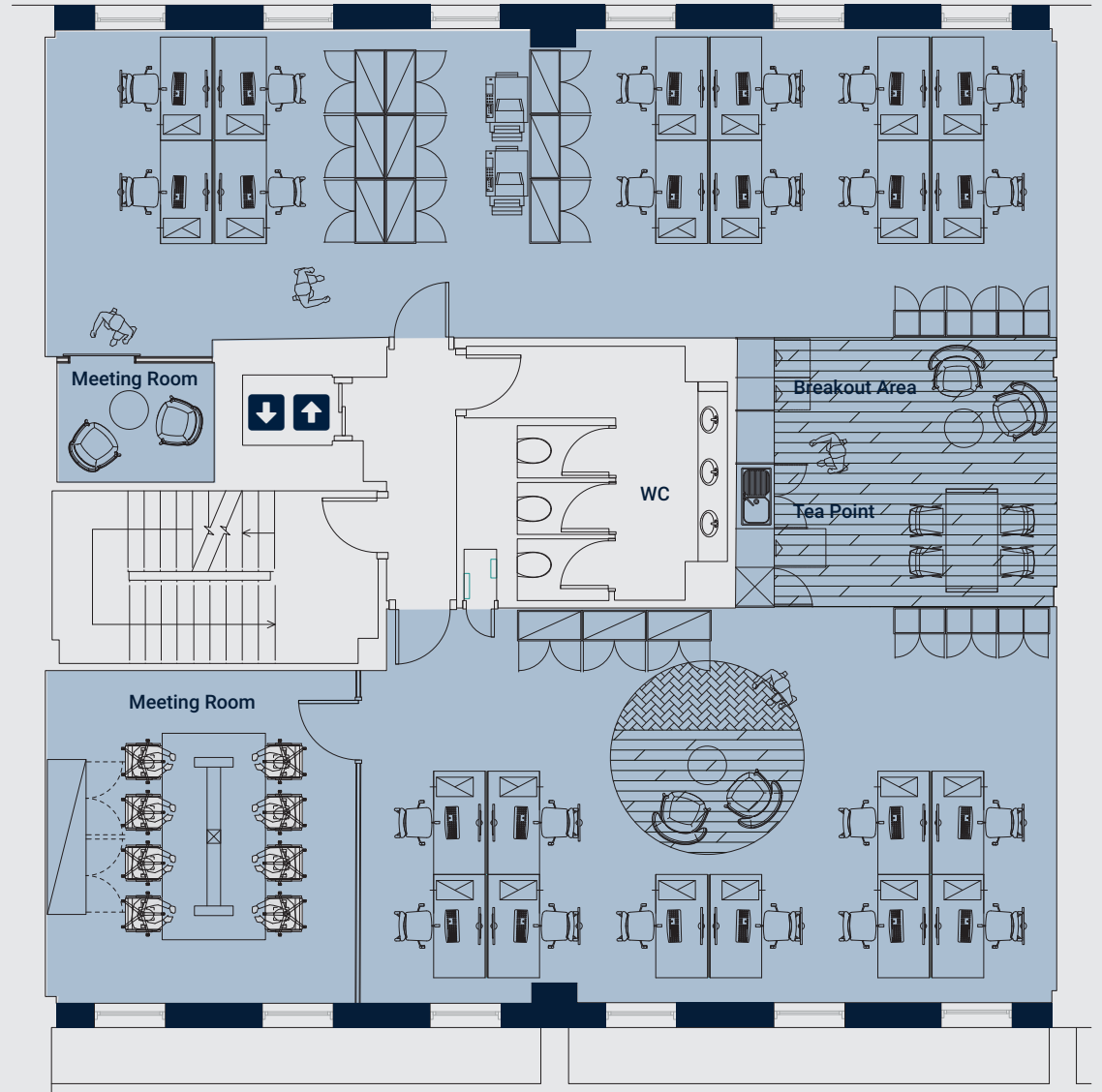
# Availability

The offices are available to let as a whole or on a floor by floor basis on new leases directly from the Landlord. Office suites of 1,589 - 9,859 sq ft can be accommodated.



# Typical upper floor – First floor illustrated

Will accommodate desks for 22 employees, 2 meeting rooms and a kitchenette/breakout area.



# Cheltenham – a wonderful place to live and work

Cheltenham is a historic spa town offering a superb environment within which to live and work.

## Key Cheltenham & Gloucestershire Occupiers include:

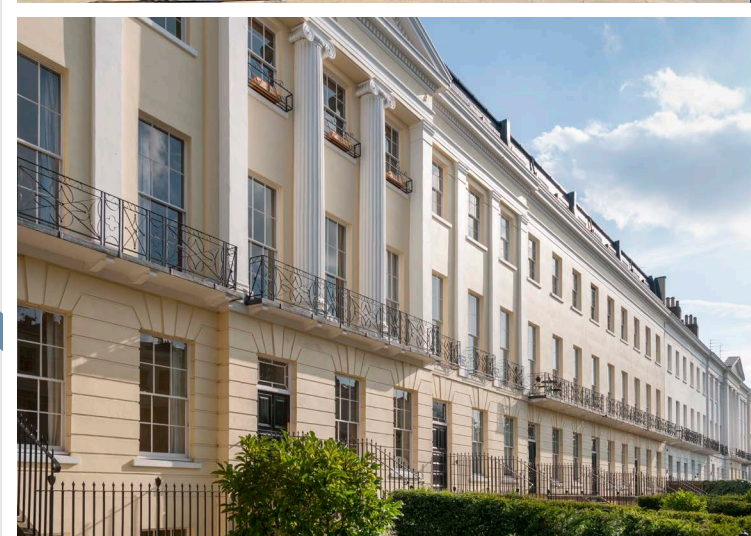
- ✚ GCHQ
  - ✚ St James Place
  - ✚ EDF Energy
- ✚ UCAS
  - ✚ Supergroup Plc
- ✚ Northrop Grumman
  - ✚ Horizon Nuclear / Hitachi



Cheltenham Race Course



Cheltenham High Street



The Promenade, Cheltenham





## Lease terms & further information

### Rent & Service Charge

Upon application.

### Use

B1 Offices.

### EPC

The building will undergo a new assessment upon completion of the Landlord refurbishment programme. An EPC C rating is being targeted.

### Business Rates

Rateable Value for the whole building: £109,450.  
Rates Payable 2018/19: £53,959 per annum (£5.30 per sq ft).

### VAT

The building is elected for VAT, therefore VAT will be applicable on the rent and service charge.

### Legal Costs

Each party to be responsible for their own legal and professional fees incurred in the transaction.

## Viewing

For further information or for an appointment to view, please contact the sole agents:



### Harry Allen

Savills  
0117 910 2356  
hrallen@savills.com

### Chris Meredith

Savills  
0117 910 2216  
cmeredith@savills.com

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