

**kbw**

# Stamford House, Regent Street Cheltenham GL50 1HE

- Central regency offices
- Five storey Grade II listed building
- Could suit a range of occupiers (STP)

**To Let**

**270.5 sq m  
(2,912 sq ft)**



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The KBW logo consists of the letters 'kbw' in a white, lowercase, sans-serif font, set against a solid blue square background.

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## Location

Stamford House is situated in the centre of Cheltenham within an established commercial area. Many of the towns shopping, leisure and cultural facilities are within close walking distance.

## Description

A five storey Grade II listed office building with painted and rendered elevations under a dual pitched slate roof behind parapet wall.

Internally, the office accommodation benefits from gas central heating throughout, timber framed



sash windows, CAT II fluorescent strip lighting and an 8 person passenger lift serving the ground to third floors.

The offices are mainly carpeted with chandelier style pendant lighting or incorporating a suspended ceiling with recessed



fluorescent strip lighting. Male and female WC's are located on lower ground and first floor level adjacent to kitchens with floor and wall mounted cupboards and stainless steel sinks.

We understand that parking permits can be obtained for the Regent Arcade multi storey car park, which is adjacent to the subject premises.

subject to the existing leases. Further details on application

## Rent

£44,000 per annum exclusive.

## Rates

Each floor currently has a separate rating assessment, with a rateable value totalling £26,550. Applicants are recommended to make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

## Terms

The whole building is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed



Disclaimer: KBW Chartered Surveyors for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Chartered Surveyors has any authority to make any representation of warranty whatsoever in relation to this property.

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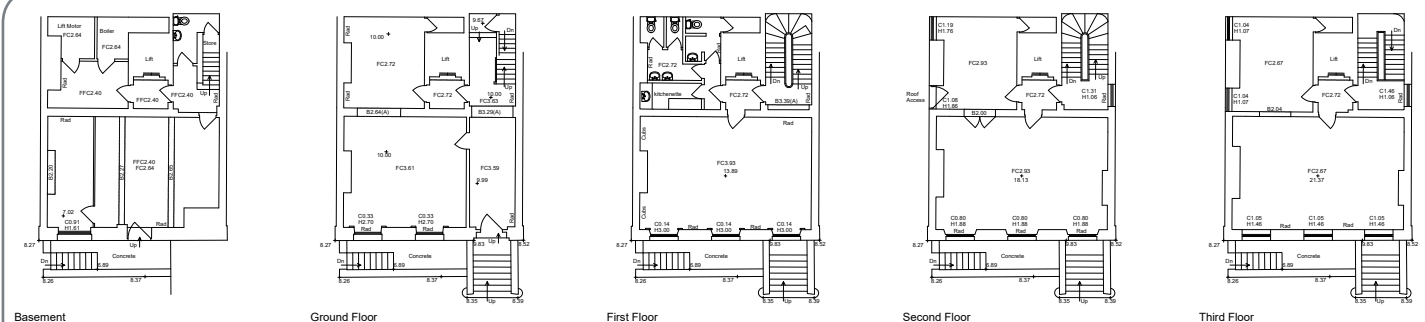
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## Accommodation

Lower Ground:	45.11 sq m	(486 sq ft)
Ground:	50.72 sq m	(546 sq ft)
First:	47.05 sq m	(506 sq ft)
Second:	63.37 sq m	(682 sq ft)
Third:	64.26 sq m	(692 sq ft)
Total:	270.51 sq m	(2,912 sq ft)

In addition, there is a kitchen at first floor and lower ground level of 3.82 sq m (41 sq ft) and 8.36 sq m (90 sq ft) respectively.



Not to scale. Identification purposes only

## Planning

The building currently benefits from Use Class A1 (retail) and B1 (offices). The building could suit a wide range of uses subject to planning (STP), all enquiries welcome.

## Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

## VAT

VAT may be payable on the rent and/or any other charges or payments

detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

## EPC

The property has an energy performance rating of

107 (E). A copy of the Energy Performance Certificate can be made available on request.

## Viewing

By prior appointment with the sole agents KBW.

REF 912040

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