

CHELTENHAM - OFFICES TO LET

Darwin House, 67 Rodney Road, Cheltenham, GL50 1HX

1,206 - 6,082 sq ft (112 - 565 sq m) plus 8 car parking spaces



Location - GL50 1HX

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

Description

Darwin House provides contemporary open plan offices with DDA compliant lift access to all floors. The building underwent a comprehensive Landlord refurbishment programme in 2018 to provide Grade A offices to the following specification:

- VRF ceiling mounted air conditioning.
- New common parts and toilets throughout.
- LED lighting and raised access floors.
- Shower provision, drying room and locker provision.
- Excellent car parking ratio via 8 car spaces (1:795 sq ft).

Floor Areas

Floor	Area (Sq Ft)	Area (Sq M)	Parking
3rd Floor	2,680	249	3
Ground Floor	2,196	204	3
Lower Ground	1,206	112	2
Total	6,082 sq ft	565 sq m	8 spaces

Viewing & Further Information

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Tenure

The offices are available on New Full Repairing & Insuring leases directly from the landlord for a term of years.

Quoting Rent & Service Charge

Upon application.

Business Rates

Floor	Rateable Value	2022/23 Rates Payable	Per sq ft
3rd Floor	£33,350	£16,371 per annum	£6.10
Ground Floor	£27,460	£13,480 per annum	£6.13
Lower Ground	£8,140	£4,128 per annum	£3.42

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

EPC - C57

VAT - All figures quoted are exclusive of VAT.

Use - Use Class E commercial (formerly B1 Offices).

Legal Costs - Each party to bear their own legal costs.





Important Notice

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