



Regent House

65 Rodney Road, Cheltenham, GL50 1HX

Refurbished Grade A offices to let
in central Cheltenham

Second Floor
2,062 sq ft (191 sq m)
with 2 car parking spaces

Highly Energy Efficient
EPC rating: B41
New air conditioning
and M&E throughout

Available for
Immediate Occupation





Second Floor

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.

The property is a modern, mid terrace office building of steel frame construction with an attractive Georgian style façade. Internally the property provides open plan air conditioned office suites over five floors, with lift access to all floors and a DDA compliant platform lift at the entrance to the building.

- 👑 Newly refurbished Grade A office accommodation
- ↔️ Flexible open plan office space with good floor to ceiling heights and large windows providing excellent natural light
- 🍃 Energy efficient with high quality internal finishes throughout
- 🚲 Cycle, shower and locker facilities within the building, providing three showers and lockers





Reception

Fully refurbished Grade A offices



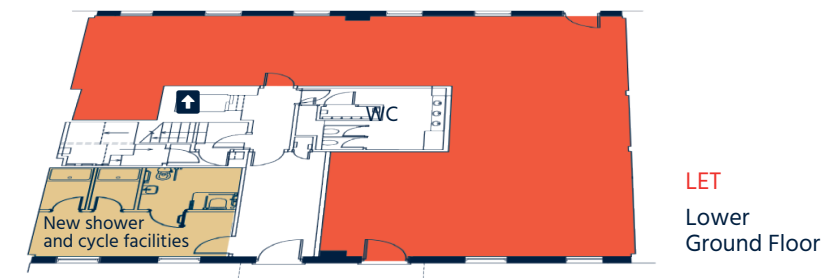
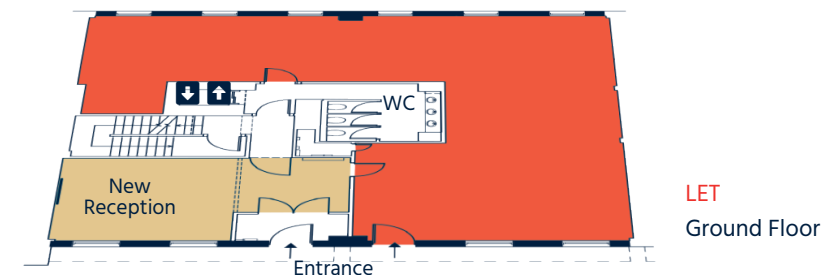
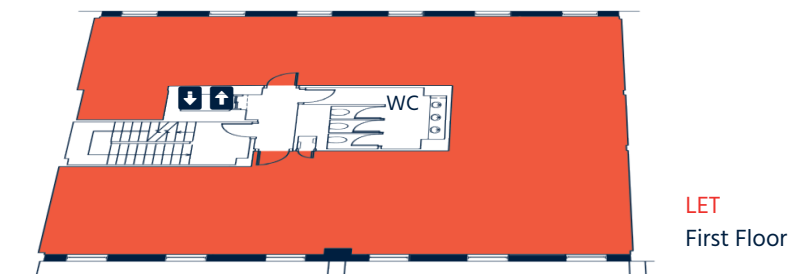
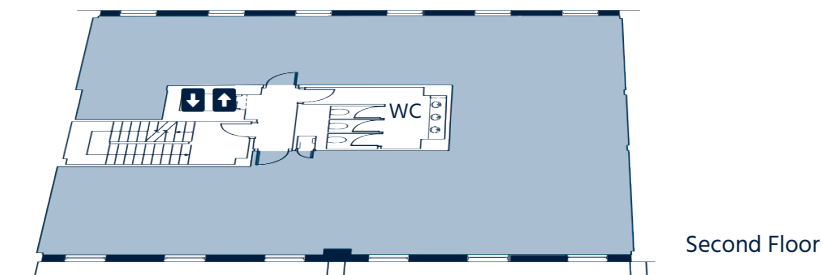
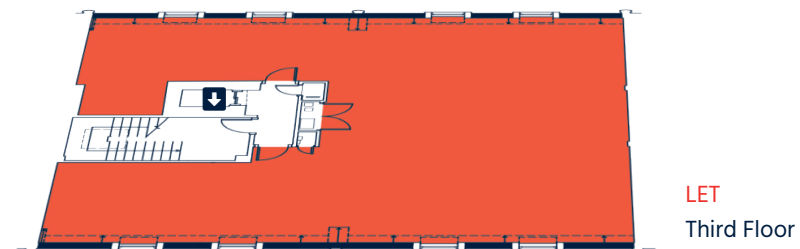
A vibrant and contemporary office refurbishment in central Cheltenham

Regent House has been refurbished to provide the following specification:

- ✓ A remodelled main reception with a 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, shower and changing facilities
- ✓ Generous town centre car parking ratio
- ✓ Open plan office suites with excellent natural light and openable windows

Office Availability

Floor	sq ft	sq m	Car Parking
Third Floor	LET	LET	
Second Floor	2,062	191.6	2
First Floor	LET	LET	
Ground Floor	LET	LET	
Lower Ground	LET	LET	
Availability	2,062	191.6	2

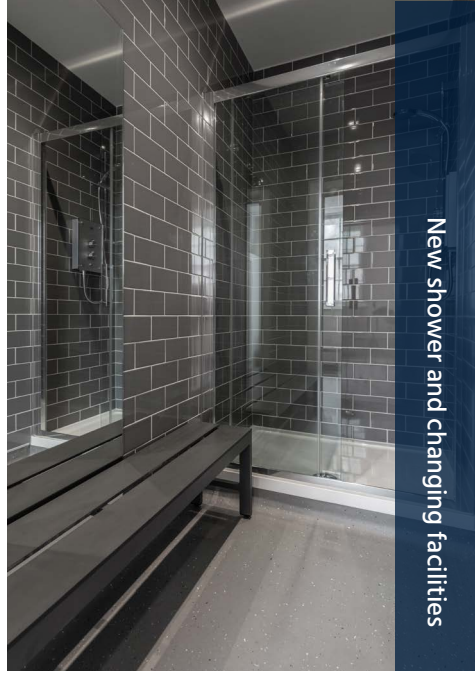




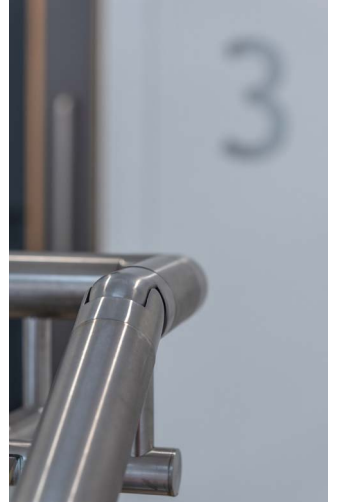
New WC facilities



Cycle parking



New shower and changing facilities

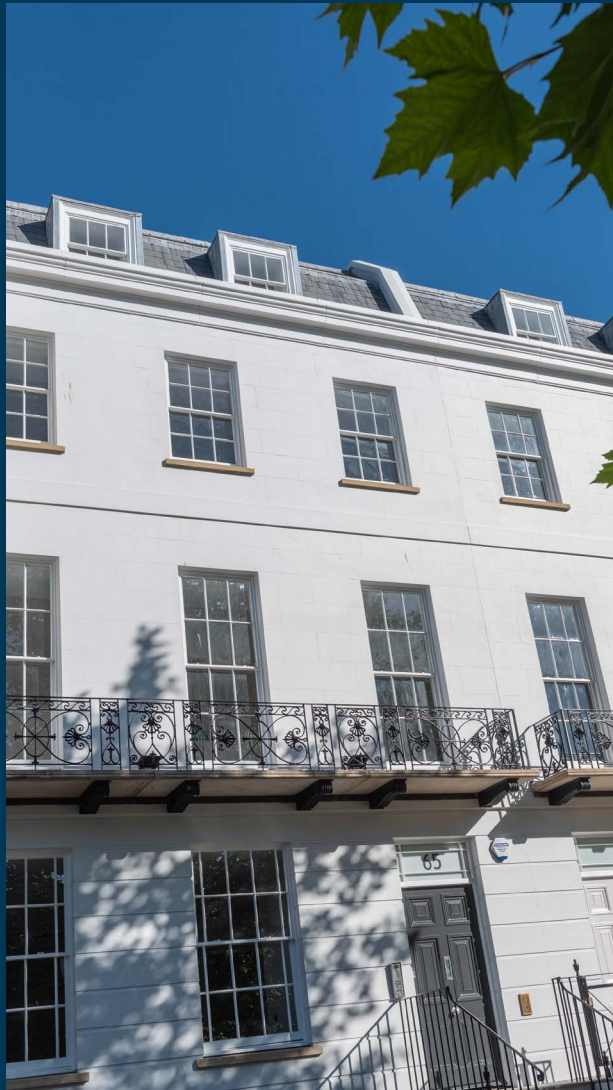


Wall and video entry system



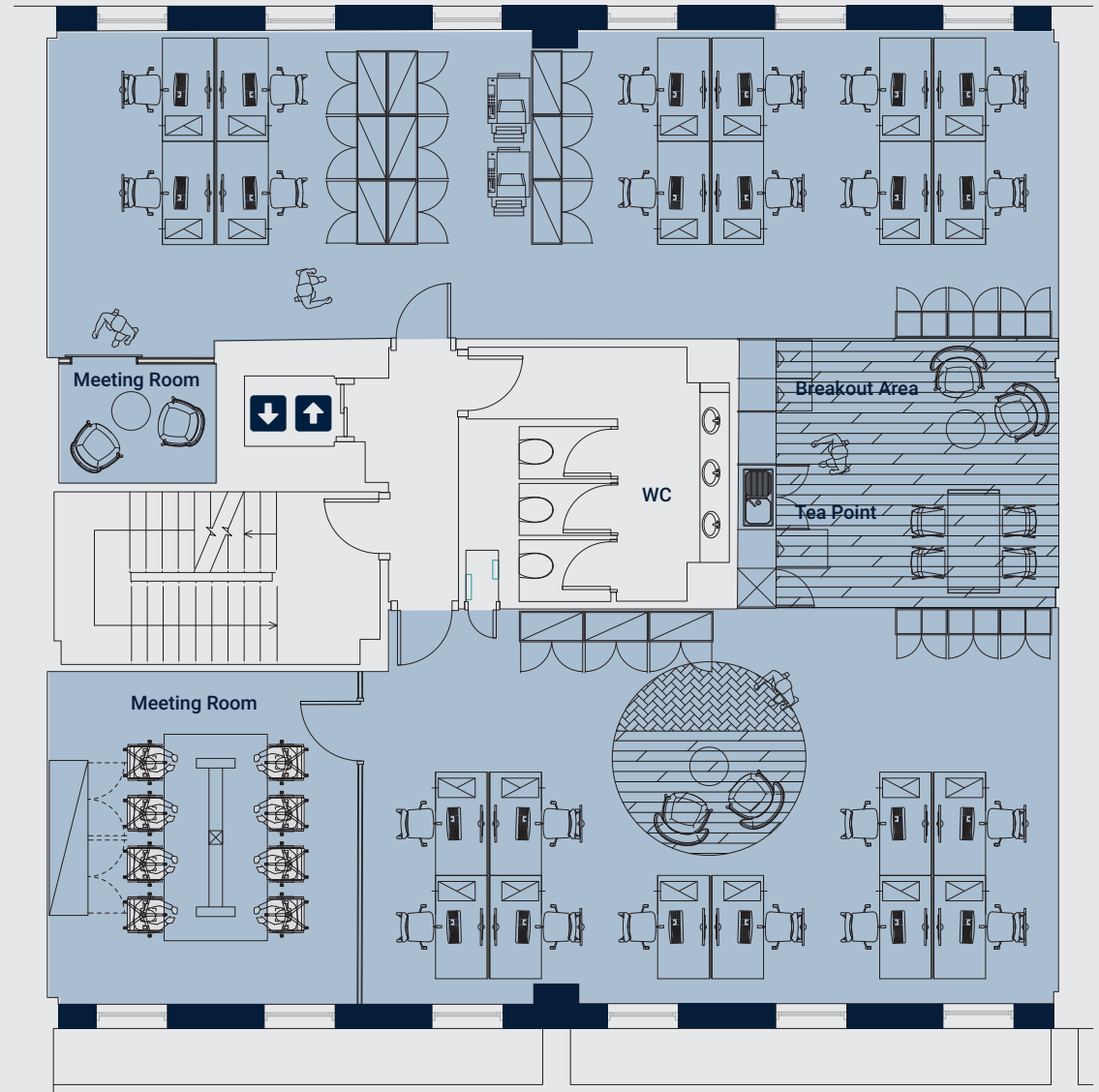
Availability

The last remaining second floor office is available to let on a new full repairing and insuring lease.



Typical upper floor – Second floor illustrated (2,061 sq ft / 191 sq m)

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

P Regent Arcade

Distance: 226 ft
Spaces: 500

P Rodney Road

Distance: 397 ft
Spaces: 111

P Royal Well

Distance: 0.3 miles
Spaces: 47



Cheltenham Race Course



Cheltenham High Street



The Promenade, Cheltenham



Lease terms & further information

Rent & Service Charge

Available upon request.

Use

B1 Offices.

EPC

The buildings EPC rating is B41.

Business Rates

Rateable Value for the whole building: £112,250.

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

IMPORTANT NOTICE - Savills, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. January 2020