

The Quadrangle, Imperial Square, Cheltenham, GL50 1PZ

FULLY FITTED - 52 DESKS WITH MEETING ROOMS, BREAK OUT AND KITCHEN

3rd floor office - 6,867 sq ft - Available To Let

EPC A
BREEAM Very Good
100% Electric



The Quadrangle Imperial Square, Cheltenham GL50 1PZ

LOCATION - GL50 1PZ

The Quadrangle is a landmark commercial building located at the junction of Imperial Square and the Promenade in the heart of Cheltenham's Central Business District. It has been extensively redeveloped to deliver high-quality modern workspace alongside retail and leisure amenities.

Located just 0.3 miles from Cheltenham's bus station and 1.1 miles from the train station, offering excellent public transport connectivity.

Specification

The Quadrangle provides a Grade A specification with excellent sustainability credentials, incorporating contemporary design benefiting from extensive reception area.

The 3rd floor benefits from the following specification:

- Fully fitted with desks, meeting rooms, kitchen, data cabling and breakout space.
- 4 pipe fan coil VRF air conditioning.
- Full height glazing to give excellent natural light.
- Ground-floor café and retail units, plus a rooftop restaurant with panoramic views
- Staffed building reception.
- Shower, locker provision with bike parking.
- EPC A.
- BREEAM - Very Good.
- 100% Green Electricity.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Parking
3rd Floor	6,867 sq ft	638 sq m	7 spaces

Tenure

The lease is for a term of 10 years commencing on 23rd September 2022 and expiring 22nd September 2032, contracted outside the Landlord & Tenant Act 1954. The lease is inclusive of a 5th year tenant only break clause subject to 6 months' notice and 5th year rent review, both effective on 23rd September 2027.

Passing Rent £198,390 per annum (£28.89 per sq ft).

In practice this allows for a sublease for approximately 18 months (until Sept 2027), lease assignment providing approximately 6.5 years (until Sept 2032), or a new lease may be available directly from the Landlord.

Quoting Rent & Service Charge

Upon Application to the sole agents,

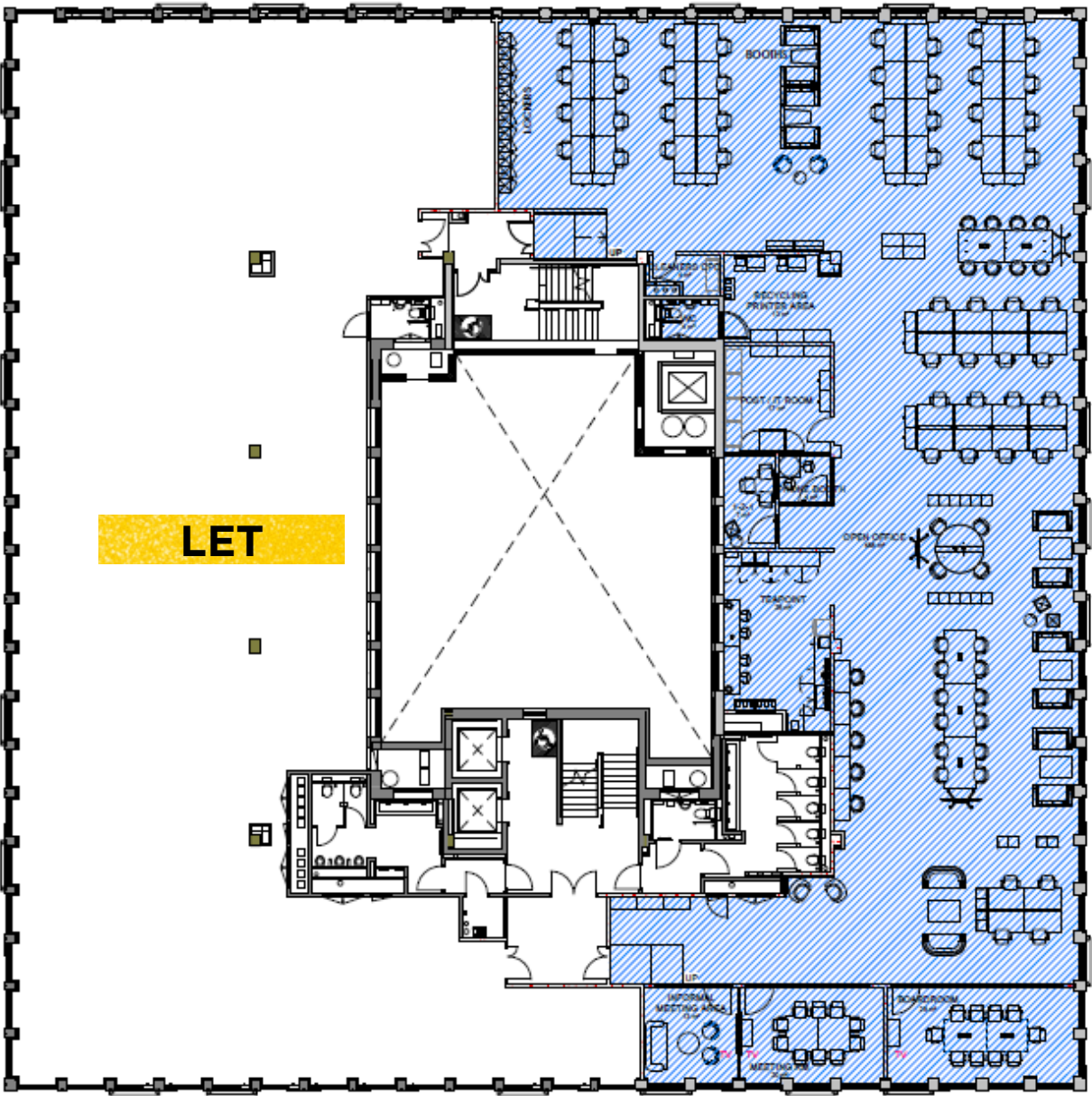


Ground floor - Communal office reception

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3rd Floor – 6,867 sq ft



Summary	
52	Desks & chairs
29	Hot desks
1	10 person board room
4	meeting rooms
1	Comms room

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Business Rates

Rateable Value £156,000

Rates Payable 26/27 £74,880 (£10.90 per sq ft).

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

Use

Use Class E commercial (formerly B1 Offices).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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CHELTEMHAM'S LARGER OFFICE BUILDINGS

- | | |
|---|---|
| 01 ST JAMES' HOUSE,
ST JAMES' SQUARE | 05 ELLENBOROUGH HOUSE,
WELLINGTON ST |
| 02 JESSOP HOUSE, JESSOP AVENUE | 06 CHELTEMHAM HOUSE,
CLARENCE ST |
| 03 FESTIVAL HOUSE, JESSOP AVENUE | 07 95 THE PROMENADE |
| 04 HONEYBOURNE PLACE,
JESSOP AVENUE | |



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