



# Harley House, 29 Cambray Place, Cheltenham, GL50 1JN

- Located within the town centre less than 200m from the High Street
  - Offices of varying sizes in a regency building
  - Rent inclusive of business rates, utilities and reception services

*Serviced  
Offices  
To Let*

*36.6 - 100 sq m  
(394 - 1076 sq ft)*



**T. 01242 244744**

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## Location

Cheltenham is a large spa town on the edge of the Cotswolds, famous for its Regency Architecture. The town has good access to the motorway network with junctions 10 and 11 within 4 miles of the town centre. The A417/9 provides easy access to Swindon and the M4 to London.

Harley House is situated on Cambray Place, less than 200m from the high street's various shops and close to Cheltenham's Promenade and the Montpellier district.

## Description

Harley House comprises part of a property of Regency Architecture. Internally, the premises provide bright offices of varying sizes with period features including timber sash windows and high ceilings.

Located on the ground floor is a staffed reception area along with a board room and meeting room, both of which can be booked at an hourly or daily rate. The first and second floors provide offices of varying sizes accommodating large and small workspaces from



a single desk upwards. WCs are located on each floor and there are kitchens on both the first and second floors.

The offices and meeting rooms offer high speed internet and are fully serviced with utilities, reception services and kitchen refreshments being included in the rent. The offices are available to be booked for short or long term working options.

## EPC

The whole building has an EPC C (36). Full copy of the report is available upon request.

## Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.



Disclaimer: KBW Property Limited 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 Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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## Example Office Availability:

A selection of offices within Harley House with indicative rent

Suite	Number of Desks	Size	Rent (pcm)
F1-F3 Golden Miller	25	100 sq m (1076 sq ft)	£4,300
S1 Bregawn	8 to 9	36.6 sq m (394 sq ft)	£1,600

Please contact our office for the latest availability and to confirm rental charges.



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## VAT

VAT may be payable on the rent 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.

## Legal Costs

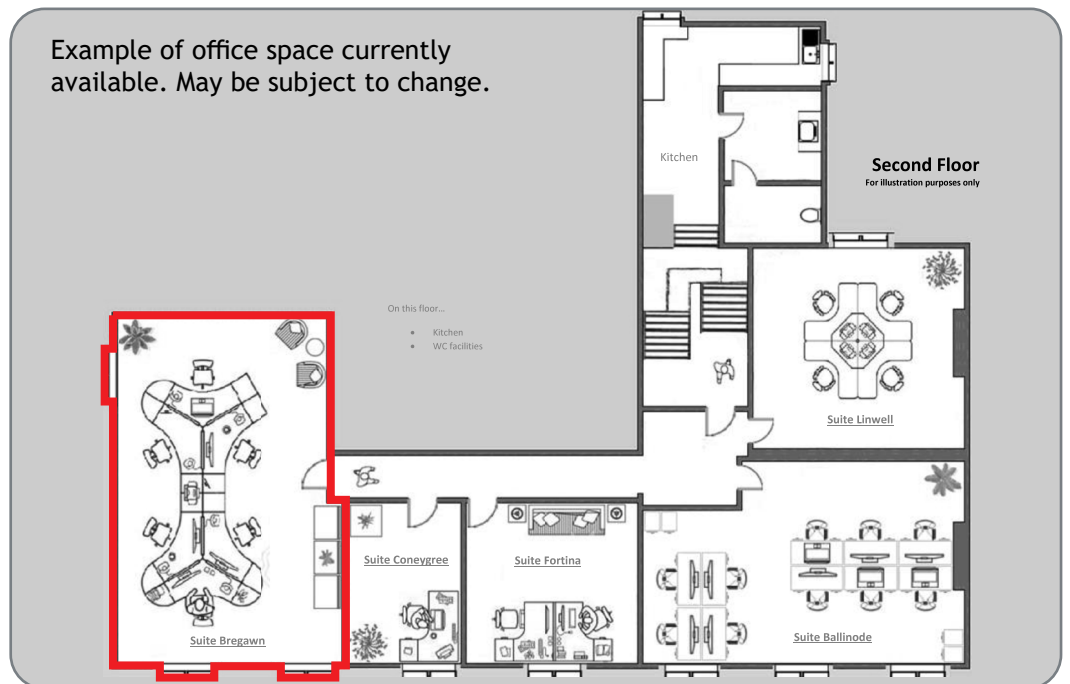
Each party to bear its own legal costs incurred in the transaction.

## Terms

Available on flexible terms to be agreed.

## Viewing

To be arranged via prior appointment. Please contact KBW to arrange.



Ref:329012

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