

modern office space

1,036 sqft - 11,549 sqft
(96.2 sqm - 1,073.8 sqm)

To Let

CHELTENHAM
GL50 1YD



Ellenborough
House

Prestigious Central Location / Open Plan / Fully Air Conditioned / Generous Allocated Parking / Secure Cycle Store / Showers & Changing Facilities

prime position

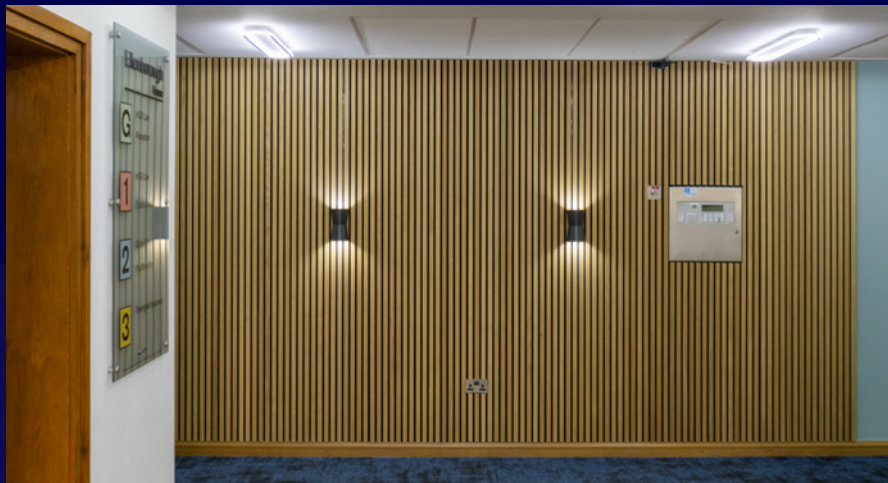
Ellenborough House is an attractive multi-let office building in central Cheltenham with a period facade overlooking Oriel Road.

At the main entrance on Wellington Street, steps and an access lift lead to a spacious reception with the main stairwell, passenger lifts, and WCs.

The building offers quality openplan office space over

four floors with good natural light, and generous allocated private parking.

The accommodation on the first, second and third floors is available as a whole or on a floor by floor basis.



Specification includes:



lifts to all floors



secure cycle store



shower and
changing facilities



communal WCs
on each floor



air conditioning



fitted carpets



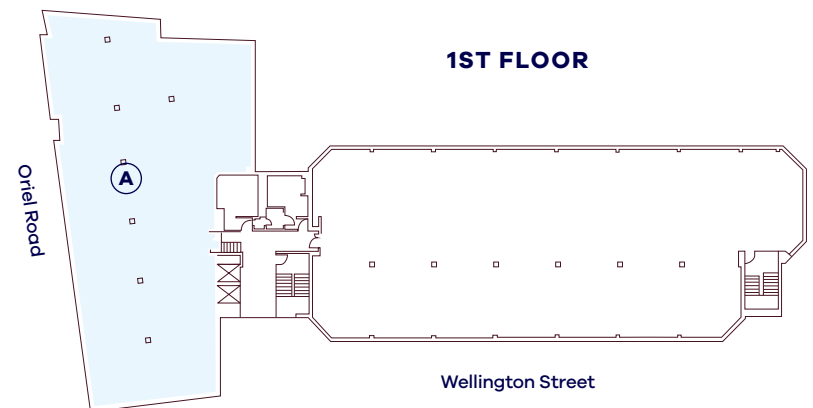
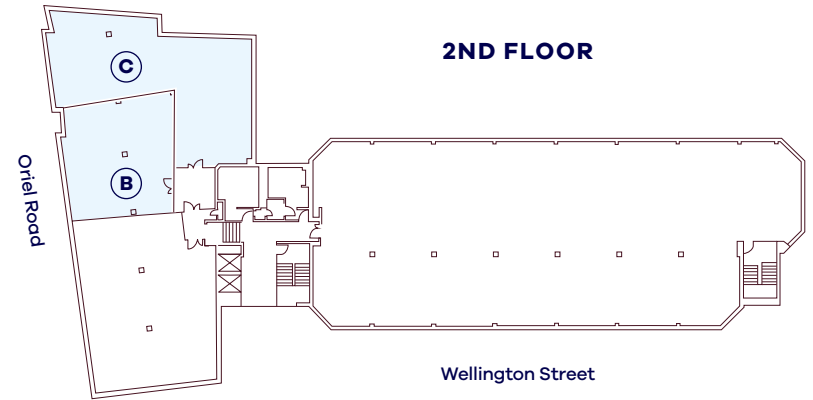
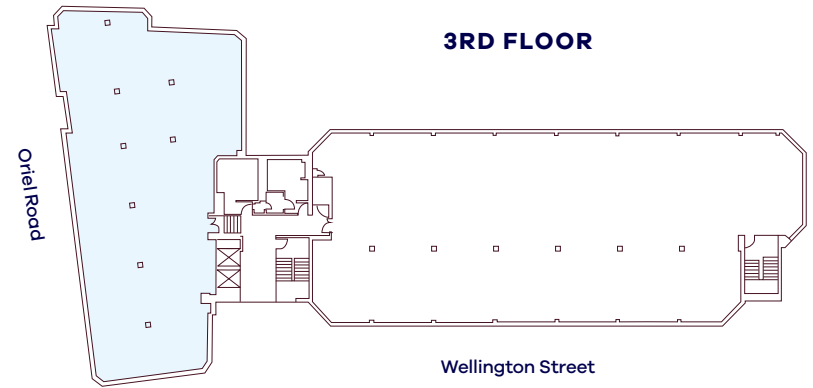
perimeter trunking



accommodation

We calculate the following approximate net internal areas:

	sqft	sqm
A First Floor South	4,491	417.2
B Second Floor South 1	1,036	96.2
C Second Floor South 2	1,587	147.4
D Third Floor South	4,435	412.0
Total NIA	11,549	1,073.8







DISTANCES

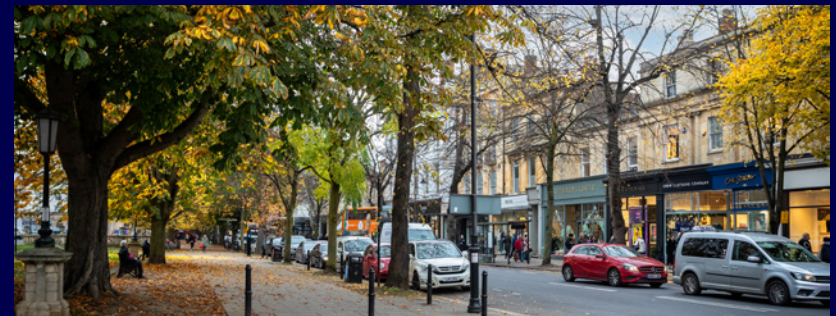
Cheltenham	1½ miles
GCHQ	2.5 miles
Gloucester	10 miles
Swindon	30 miles
Bristol	43 miles
Birmingham	60 miles
Reading	63 miles
London	105 miles



Location

Ellenborough House is situated at the corner of Oriel Road and Wellington Street in central Cheltenham, less than 200m from Cheltenham Town Hall and Imperial Gardens, and within a short walk of the town's many leisure and retail amenities.

For the health conscious and the hungry, there are two gyms and numerous sandwich/ coffee shops within 5 minutes walk.



cyber central

Cheltenham, the home of GCHQ, is the UK's fastest growing hub for cyber security.

It has the largest concentration of cyber technology businesses in the country outside London and that status will only be enhanced by the Golden Valley Development (GVD) alongside the Doughnut which is just over 2 miles from Ellenborough House.



Cheltenham is internationally recognised as the 'cradle of cyber innovation' for the UK.

David Owen CEO, GFirst LEP



We will transform the Cheltenham Innovation Centre, which includes the cyber accelerator 'NCSC for Startups', into a true international centre of innovation: the National Cyber Innovation Centre."

It continues... "This includes the Golden Valley campus led by Cheltenham Borough Council dedicated to supporting the growth of cyber-related technology businesses."

Extract from the National Cyber Strategy 2022





Ellenborough House

TO LET

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TERMS

To let on a new full repairing and insuring lease, rent on application.

LEGAL COSTS

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

VALUE ADDED TAX

We understand that vat will be payable on the figures quoted.

EPC

The building has been assessed to provide a rating of C-60.

RATES

1st Floor South - Awaiting Assessment
2nd Floor South 1 - £22,750
2nd Floor South 2 - £15,000
3rd Floor South - Awaiting Assessment

Source: Valuation Office Website. Applicants should enquire to the local authority regarding rates payable.

Viewing by prior appointment with the sole agents.



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