

**TO LET (MAY SELL)**

**CHELTENHAM - OFFICES**

**1,310 SQ FT (121.70 SQ M)**

**Kurt Wymman**  
Surveyors & Property Agents



**Brent House, 382 Gloucester Road, Cheltenham. GL51 7AY**

**Excellent Location | Car Parking | May Suit Alternative Uses (STP)**



## DESCRIPTION

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A two storey bay fronted period building fronting onto the Gloucester Road. The main features comprise:-

- Constructed of rendered brickwork to the elevations under a pitched tiled roof.
- UPVC double glazing is installed throughout.
- Currently arranged as offices, comprising a range of individual offices suites, meeting rooms, staff kitchen and WCs.
- The property sits within its own landscaped plot.
- Parking for 6 cars.
- The property has a floor area of approximately 1,310 sq ft (121.70 sq m), measured on a Net Internal Area (GIA) basis.

The property occupies a prominent location, adjacent to the Gloucester Road in Cheltenham. The Gloucester Road is the main arterial route into Cheltenham Town centre from the west. The Town Centre is approximately 0.5 miles via the Lansdown Road

The property also benefits from convenient access to junction 11 of the M5 Motorway, approximately 2.5 miles via the A40.

The property has most recently been used as offices, however may suite a variety of other uses subject to obtaining any necessary planning consents.



## RATING

The 2026 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £17,750 per annum.

## QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

Alternatively consideration may be given to the sale of the long (999 year ) leasehold interest in the property.

## QUOTING RENTAL

£26,250 per annum exclusive

Sale - Offers invited

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

All figures are quoted exclusive of VAT.

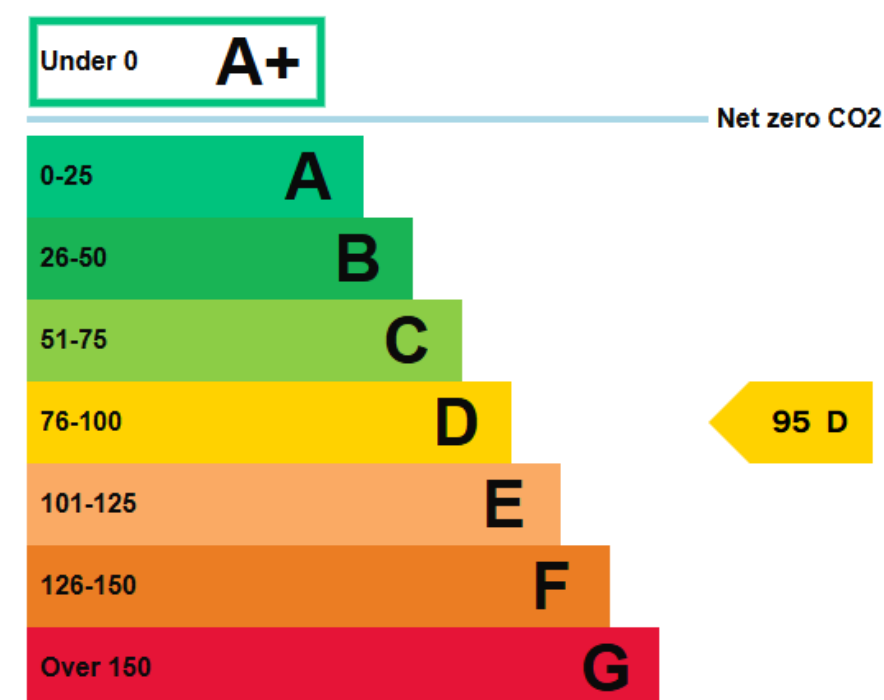
## SERVICES

All mains services are connected to the property and heating is via a gas fired boiler and 'wet radiator system'.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH KURT  
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Wyman**  
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