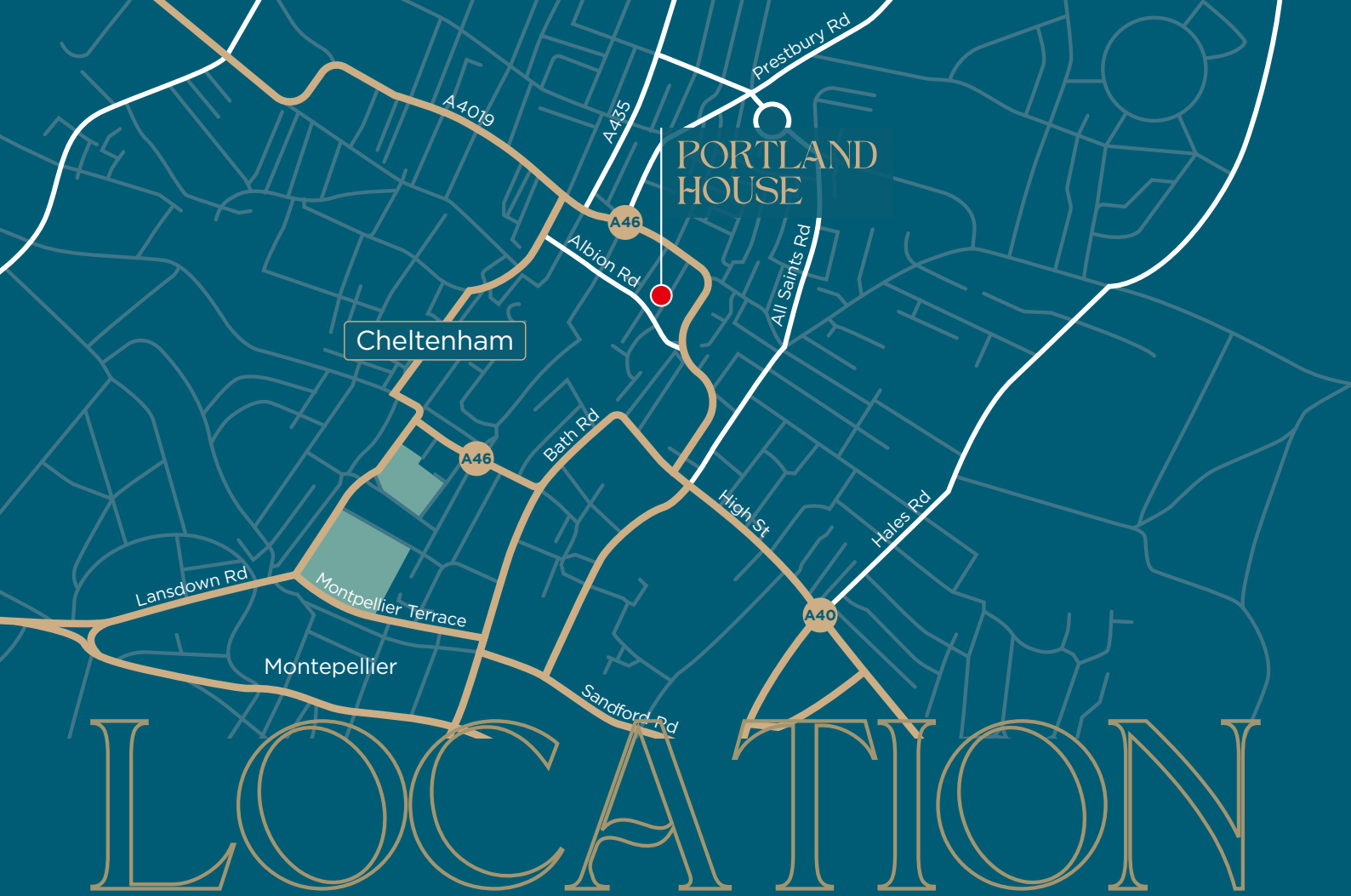


PORTLAND HOUSE

TO LET
PERIOD PROPERTY

Albion Street, Cheltenham



PORTLAND HOUSE is located in the attractive spa town of Cheltenham, the gateway to the Cotswolds. Cheltenham is conveniently located within easy reach of Bristol and Birmingham.

Home to a number of major companies, Cheltenham offers a number of major companies, for good communications, varied shopping and leisure facilities.

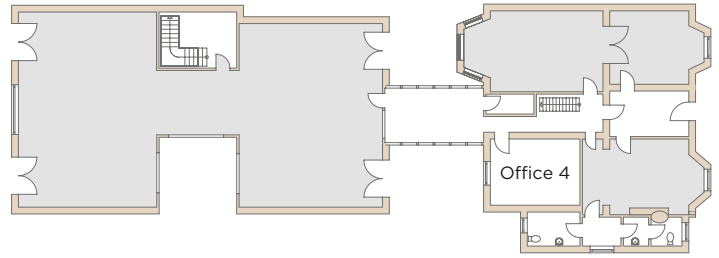
Portland House is situated in a highly visible position on Albion Street in Cheltenham Town Centre.



Approximate Net Internal Floor Areas (NIA):

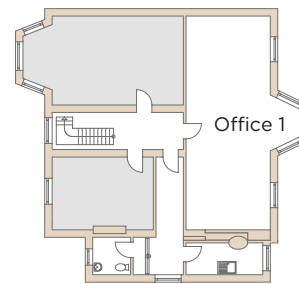
GROUND FLOOR

Period Front accommodation	Sq m	Sq ft
Office 1	LET	
Office 2	LET	
Office 3	LET	
Office 4	16.5	178
Modern rear accommodation	LET	
Total Ground Floor vacant	16.5	178



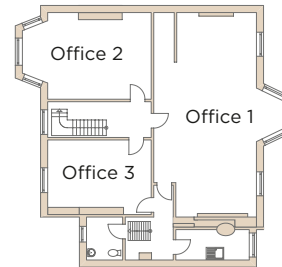
FIRST FLOOR

Period Front accommodation	Sq m	Sq ft
Office 1	45.9	494
Office 2	LET	
Office 3	LET	
Kitchen	LET	
Total First Floor vacant	45.9	494



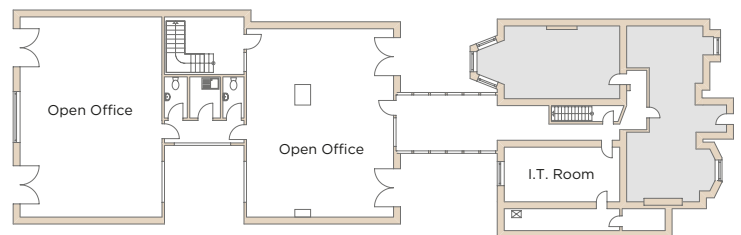
SECOND FLOOR

Period Front accommodation	Sq m	Sq ft
Office 1	51.4	553
Office 2	25.5	275
Office 3	18.4	198
Total Second Floor vacant	95.3	1,026



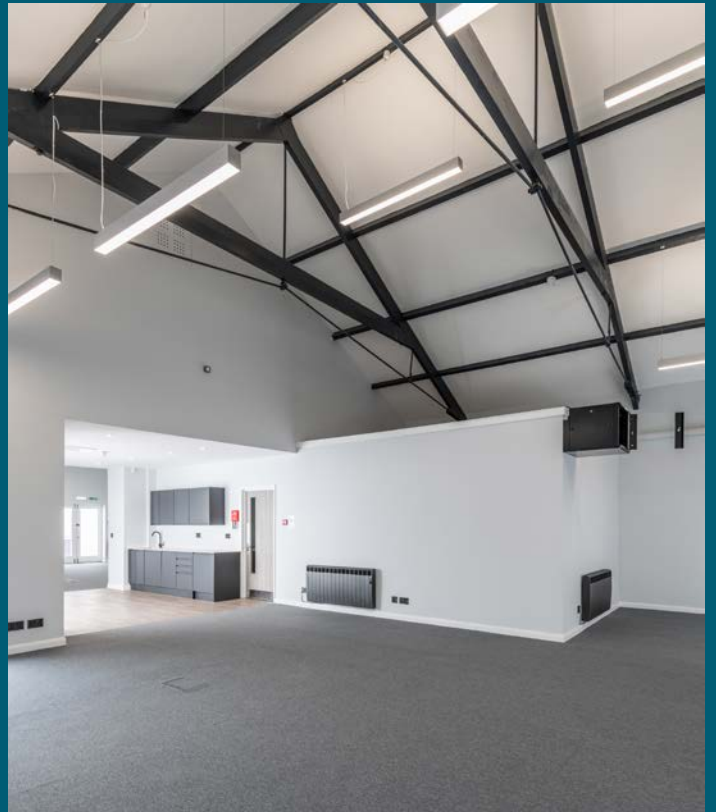
LOWER GROUND FLOOR

Period Front accommodation	Sq m	Sq ft
Office 1	LET	
Office 2	LET	
Office 3	LET	
Modern rear accommodation	177.4	1,910
Kitchen	3.5	38
Total Lower Ground Floor vacant	181.0	1,948



Total Building vacant	257.9	2,776
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Floor plans are for identification purposes only.
Not to scale.



PORTLAND HOUSE provides an attractive period building at the front with accommodation over four floors with a modern rear section. This rear part provides open plan offices on two levels and the accommodation can be taken in part or as a whole.

The accommodation benefits from gas ventral heating, retained period features, perimeter trunking and a private car park providing 12 allocated spaces.

DESCRIPTION



VIEWINGS

RATES

Available upon request.

TERMS

Premises are available to let either as a whole or part. Interested parties to make application to the joint agents.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Rating of C 60.

VAT

Please note that VAT may be applicable.

FURTHER INFORMATION

Viewings are by prior appointment with the joint agents:



Allan Lloyd
07527 388036
allan.lloyd@cs-re.co.uk



Oliver Workman
07930 251491
oliver@thponline.co.uk

Important Notice:

These particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.