



THE GRANGE

CHELtenham

TO LET

OFFICES WITHIN A HEADQUARTERS BUILDING
FROM 4,362 SQ FT (405 SQ M) TO 9,183 SQ FT (854 SQ M) APPROX



THE GRANGE

FLEXIBLE NEW LEASE TERMS / OUTSTANDING LOCATION AND VIEWS /
HIGH SPECIFICATION / OPEN PLAN / AREAS AVAILABLE AS A WHOLE OR IN PART /
ALLOCATED CAR PARKING

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Description

The Grange is built to a high specification with air conditioning, raised floors, central atrium, lifts and generous allocated car parking.

The surplus accommodation comprises part of the second floor and part of the ground floor.

Each floor is available in part. On-site facilities such as canteen and café are available for use by negotiation.

Accommodation

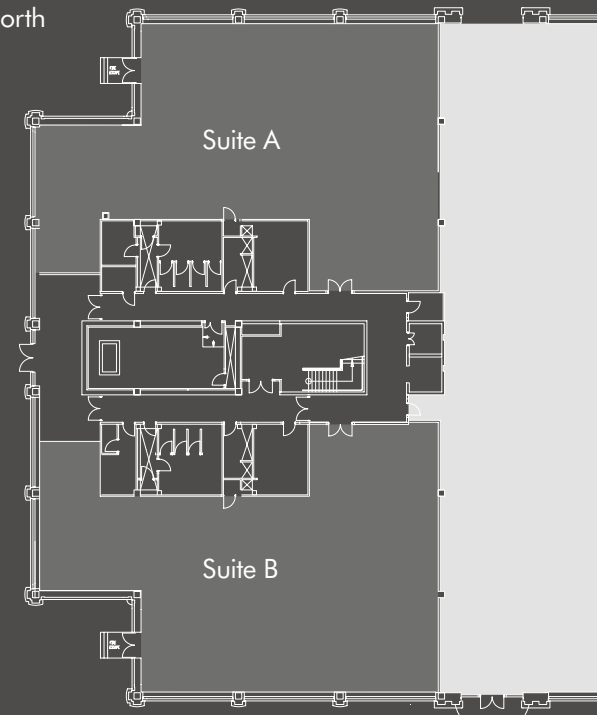
The approximate net internal floor areas are arranged as follows:

Ground floor Suites A and B each 4,362 sq ft (405 sq m). Total 8,724 sq ft (810 sq m)

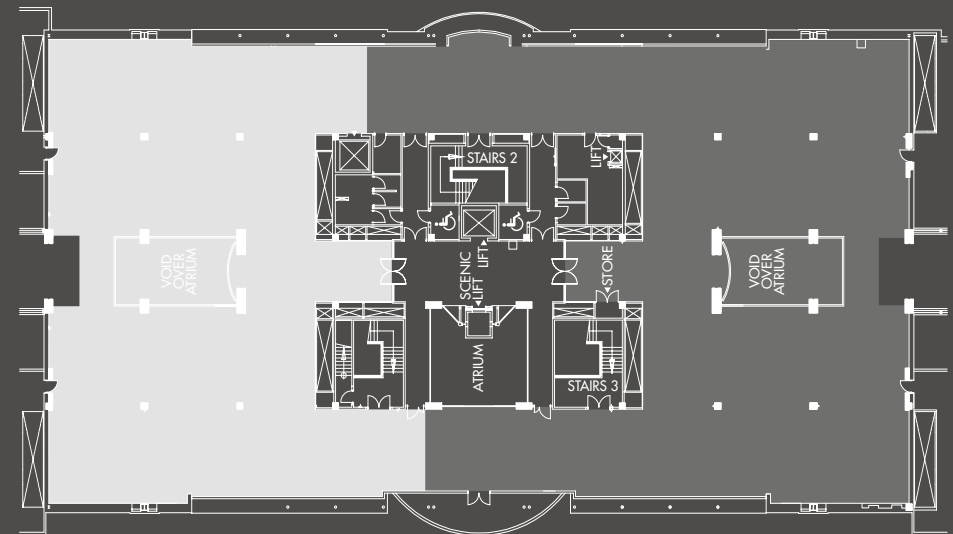
Second Floor 9,183 sq ft (854 sq m)

The offices are currently partitioned and this configuration will be adapted or removed to suit an occupier's requirements. The current partitioning is not shown on the floor plan in these details (indicative plans as existing are available).

Ground Floor North



Second Floor



not to scale for illustration only

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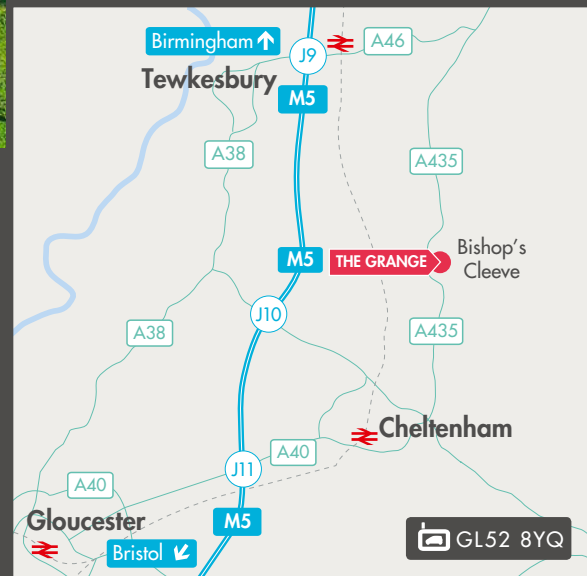


Location

The Grange is located approximately 3.7 miles/ 5.95 km to the north of Cheltenham in an attractive environment on the edge of Bishops Cleeve, which has shopping and other facilities. There is a bus stop at the front of the property providing local services. Junctions 9 and 10 of the M5 are some 6.2 miles (9.9km) and 4.8 miles (7.7 km) distant respectively.

DISTANCES

CHELTENHAM TOWN CENTRE	3.7 miles
M5 J10	4.8 miles
M5 J9	6.2 miles
TEWKESBURY	6.5 miles
GLOUCESTER	10.3 miles
BRISTOL	44 miles
BIRMINGHAM	48 miles



Rates

Rateable value to be assessed.

Terms

The accommodation is available to let by way of flexible new lease terms, expiring not later than December 2021.

Legal Costs

The incoming tenant is to be responsible for both parties' reasonable legal costs in the transaction.

Value Added Tax

We understand that VAT is payable on rent.

EPC

We understand the property has an assessment of band F (131)

Viewing

By prior appointment with the agents:



Richard Crabb
richard@nickbevan.co.uk



Steve Lane
steve.lane@eu.jll.com

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