

St. James House

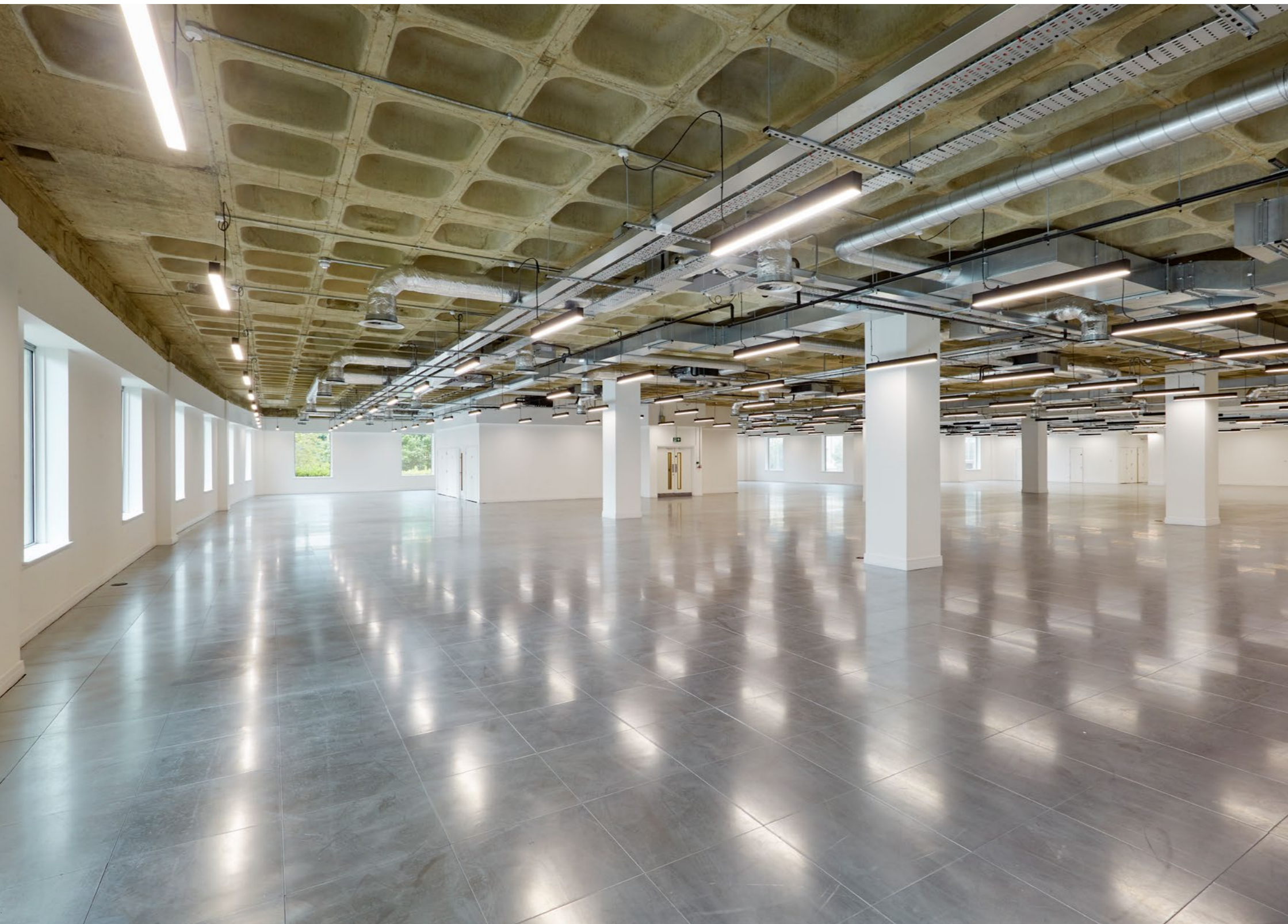
CHELtenham, GL50 3PR

REFURBISHED GRADE A OFFICE
WITH EXCELLENT PARKING TO LET

5,717 – 14,152 SQ FT



St James House is a high quality office building situated in a prominent position in Cheltenham's main office core and is currently subject to a major refurbishment programme including ground floor reception and office space plus new basement cycle parking and shower facilities.



The ground floor suite will provide newly refurbished open plan Grade A office space featuring new exposed services and raised access floor. The floor will be capable of subdivision to provide suites of 5,717 and 8,160 sq ft.



CHELTENHAM SPA STATION

WAITROSE

A4019

SJH

CHELTENHAM LADIES COLLEGE

BREWERY QUARTER

CENTRAL BUS STATION

THE WILSON GALLERY & LIBRARY

A4015

PROMENADE

TOWN HALL

HIGH STREET

REGENT ARCADE

EVERYMAN THEATRE

JOHN LEWIS

ST. JAMES HOUSE



The specification

The ground floor will provide an open plan high quality refurbished office suite benefiting from the following specification:



AIR CONDITIONING



DOUBLE GLAZED WINDOWS



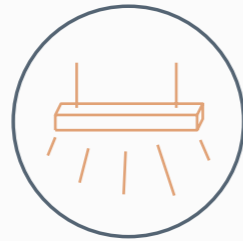
EXCELLENT CAR PARKING RATIO
OF 1:500 SQ FT



RAISED ACCESS FLOORS



EXPOSED SOFFIT CEILING FINISH



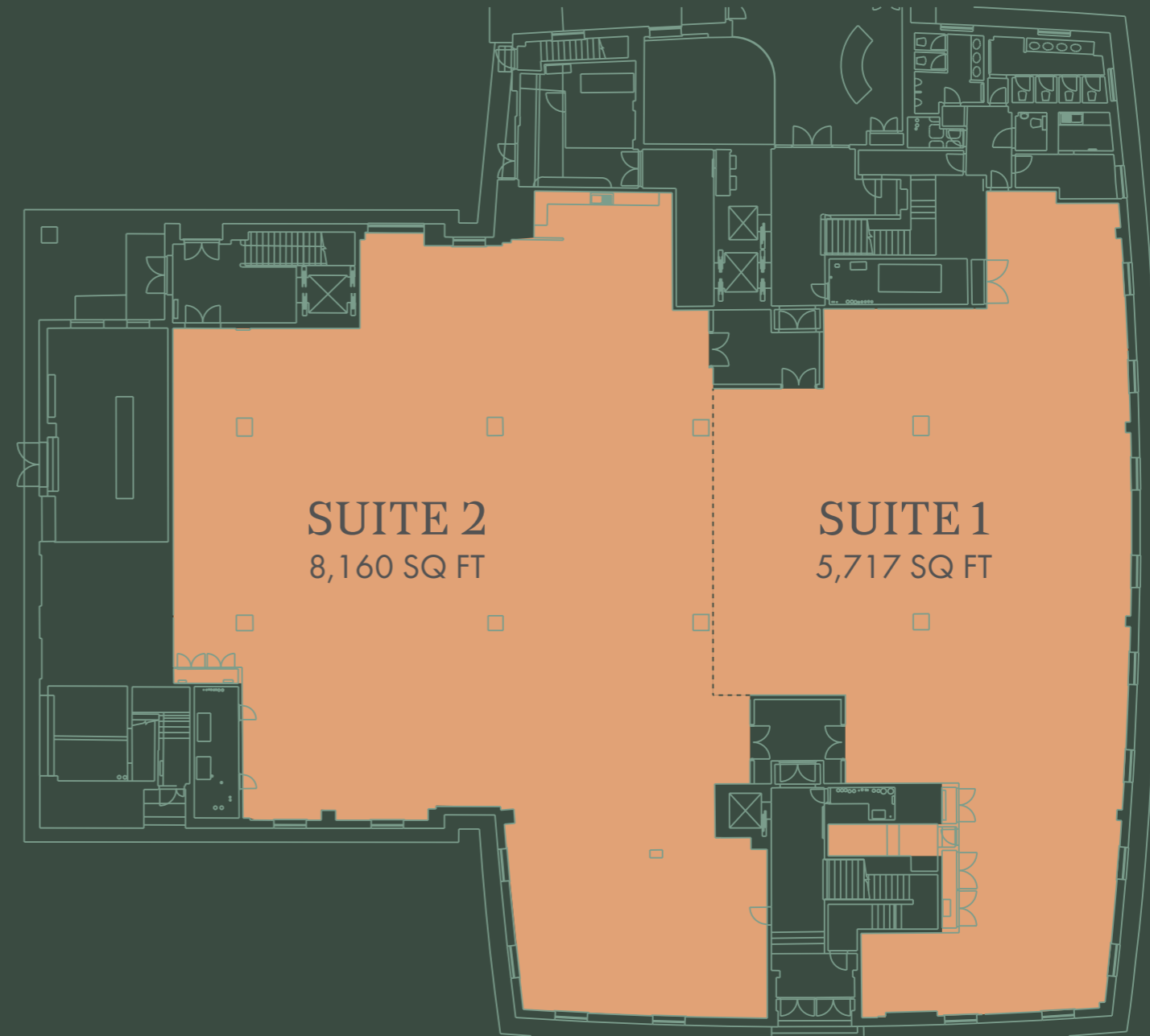
SUSPENDED LED LIGHTING



MALE, FEMALE AND
DISABLED WCS

Ground floor

14,152 sq ft



KEY

OFFICE

The specification

The lower ground floor will provide outstanding cycle storage and shower facilities including:



STORAGE FOR FOLDING BIKES AND SCOOTERS



92 LOCKER SPACES



78 CYCLE SPACES (USING A VARIETY OF STANDS/RACKS)



DRYING ROOM WITH HEATED TOWEL RAILS



FEMALE SHOWER AREA WITH 4 SHOWERS AND SEPARATE WC



ACCESSIBLE SHOWER AND WC



MALE SHOWER AREA WITH 4 SHOWERS AND SEPARATE WC



BIKE MAINTENANCE STATION

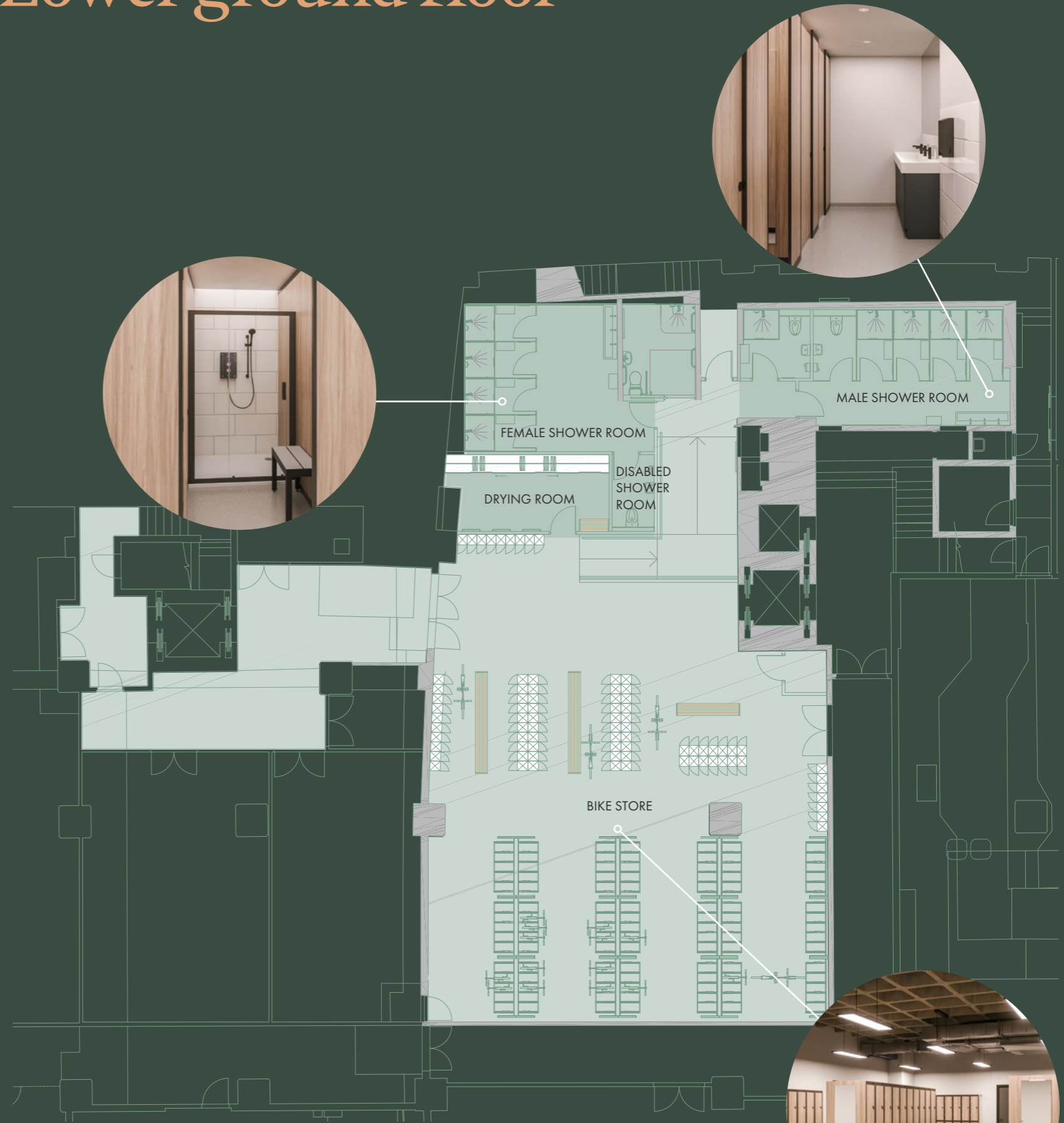


GENDER NEUTRAL SHOWER AND WC



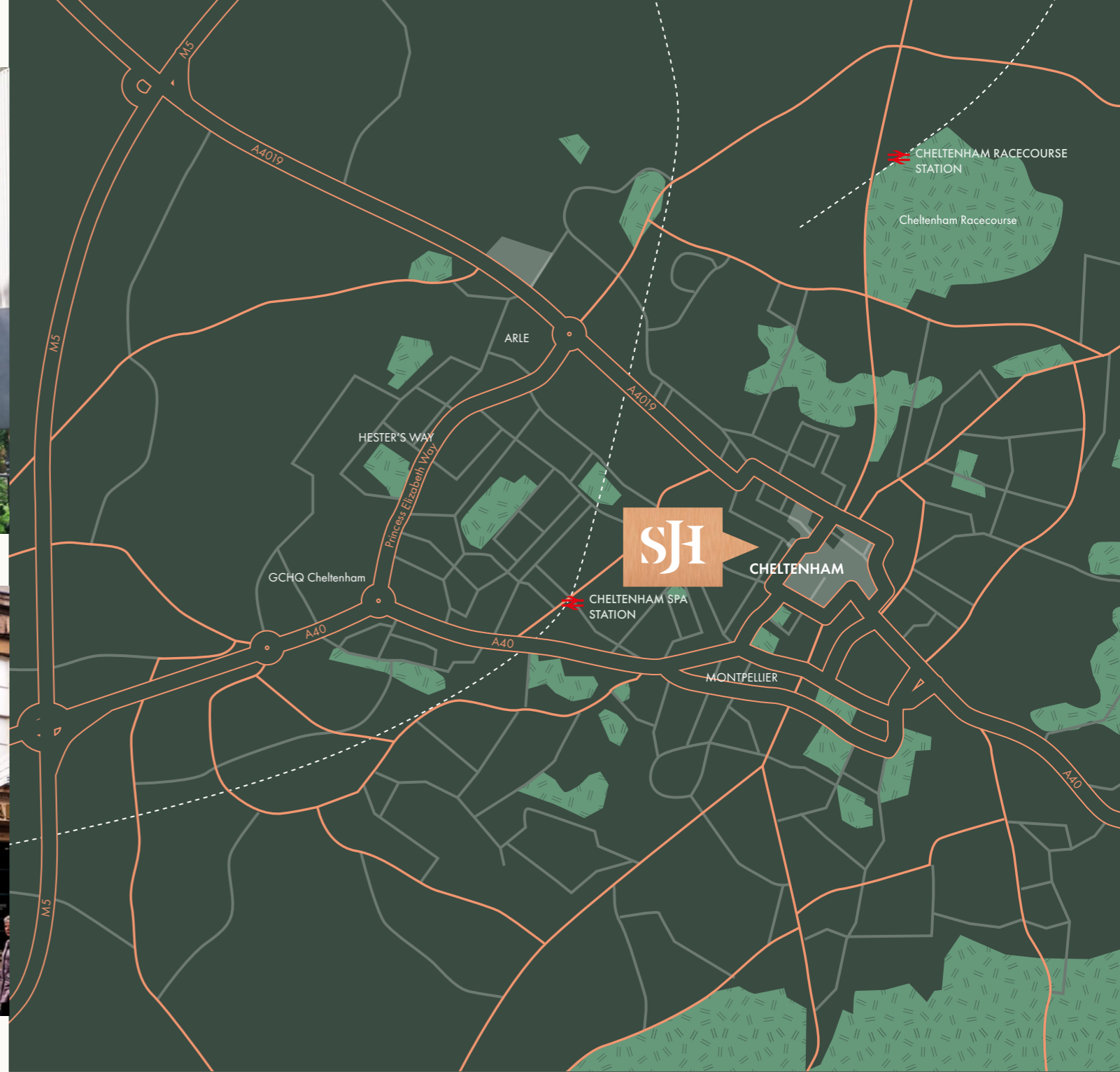
E-BIKE CHARGING POINTS

Lower ground floor



KEY

- SHOWERS
- BIKE STORE



The location

Cheltenham is a popular spa town located on the edge of the Cotswolds and is famous for its Regency architecture. The town benefits from excellent road access to J10 and J11 of the M5 via the A40. The A417/419 also provides easy access to Swindon and the M4.

The building is situated in the established office location of St James Square which is less than one mile from Cheltenham Spa Station and a short walk from bars, restaurants and retail outlets including the well-known Promenade. There is also a large Waitrose supermarket adjacent to the subject property.



Waitrose	3 mins
High Street	5 mins
Promenade	5 mins
Spa Station	17 mins



Cheltenham Spa Station	4 mins
M5 Junction 11	9 mins
Bristol	50 mins
Birmingham	1hr 10 mins
Oxford	1hr 10 mins



Gloucester	8 mins
Bristol Temple Meads	38 mins
Birmingham New Street	45 mins
London Paddington	1hr 58 mins
Cardiff Central	1hr 10 mins

Source: National Rail and Google Maps

Further information

TERMS

The ground floor is available either as a whole or in 2 suites on a new effectively full repairing and insuring lease/s for a term of years to be agreed.

BUSINESS RATES

To be reassessed.

SERVICE CHARGE

A service charge will be levied by the landlord and recoverable from the tenant as a contribution towards the upkeep, maintenance and management of the common areas.

LEGAL COSTS

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

EPC

Targeting EPC rating of B following completion of refurbishment works.

VAT

All figures quoted are exclusive of VAT, if chargeable.

Contacts



RICHARD KNIGHTLEY

richard.knightley@kbw.co.uk
07917 155 760
01242 246092

LAURA HATTEN

laura.hatten@kbw.co.uk
07769 254 158
01242 246093



RICHARD KIDD

richard.kidd@cbre.com
07827 230 295
0117 943 5768

ALEX RIDDELL

alex.riddell@cbre.com
07920 467117
0117 943 5885

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