

alder king

PROPERTY CONSULTANTS

TO LET

15 Lansdown Road

Cheltenham, Gloucestershire, GL50 2JA

Office Building Approximately 3,120 sq ft



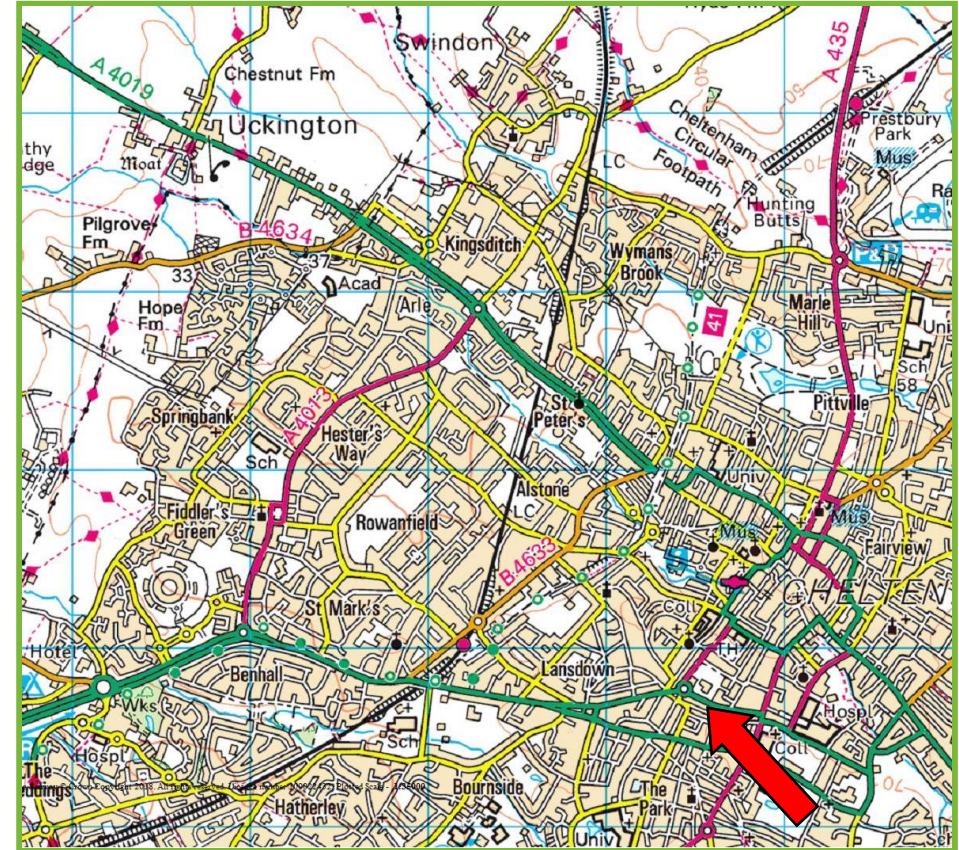
Location

Cheltenham has a population of around 120,000 and is located on the edge of the Cotswolds in the South-West of England.

Cheltenham benefits from good transport connections with Junctions 10 & 11 of the M5 motorway located 4 miles west and the A417 providing good access to the south-east. Cheltenham Spa Railway Station is located less than a mile from the property, running regular services direct to Birmingham, Bristol and London Paddington. Cheltenham is situated approximately eight miles east from Gloucester town centre.

15 Lansdown Road is located within the attractive and desirable Montpellier district within easy walking distance to a variety of great shops, restaurants and the town centre. Cheltenham is a fashionable destination being known for its traditional Regency-style buildings and being named Britain's most complete Regency Spa Town.

Cheltenham offers an environment that promotes flexibility and wellness with 15 Lansdown Road being situated in an area that offers a multitude of opportunities to enhance the working experience.



J11 M5



4 miles west

**Cheltenham
Town Centre**



0.5 mile

**Cheltenham Spa
Railway Station**



0.8 mile

Accommodation

Description

15 Lansdown Road provides a mix of recently constructed contemporary space together with more traditional styled accommodation.

It is located fronting Lansdown Road, the primary tree lined route into Cheltenham town centre from the west.

The new element provides open plan, single storey space with feature glazed sections looking onto the landscaped grounds. Three linked openings connect to the original single storey building which provides predominantly open plan space with a central service core. A kitchenette, male, female and accessible WCs are provided.

Whilst being within the Montpellier district, 15 Lansdown Road is easily accessible by car and benefits from allocated on site car parking.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Measurements (approximate net internal area)

Area	sq ft	sq m
Net Internal Office Area	3,120	289.80

On-site parking



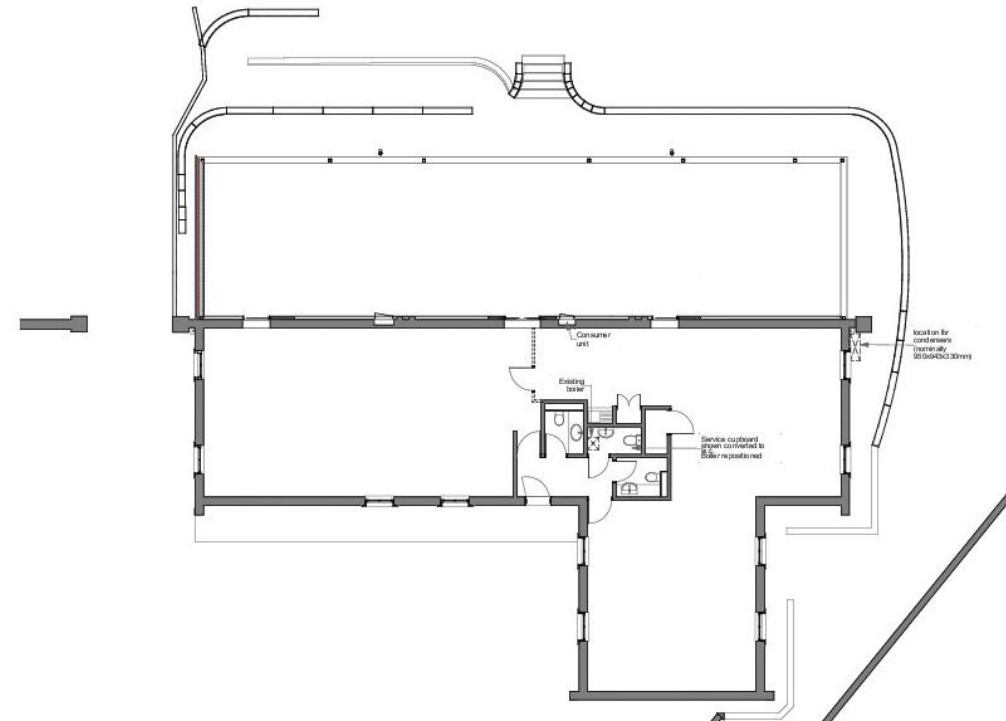
Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Cheltenham Borough Council.

Tel: 01242 262626 or <https://Cheltenham.gov.uk>

Business Rates

The property requires a new business rates assessment.

Interested parties should make their own enquiries to Cheltenham Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Terms

The premises is available by way of new lease. Full details available from the agent.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA
www.alderking.com



Adrian Rowley
01452 627133
07771 874175
arowley@alderking.com

AK Ref: AJGR/N101912 **Date:** October 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.