



GRANGE
PARK



GLOUCESTERSHIRE'S NEWEST
BUSINESS DESTINATION

CHELtenham GL52 8YQ

WELCOME

The impressive transformation of this former HQ site is underway.

Grange Park has 185,000 sq ft of high spec office space set in 14 acres of green parkland with over 100 mature trees.

Existing high quality office space, from 5,000 sq ft, is available now at up to 50% less than equivalent space in the town centre, with reimagined space available from Q2 2023.



“Office space is available for immediate occupation at much lower costs than in Cheltenham town centre.

Richard Crabb, THP



Grange Park features three buildings: **The Manor**, a Grade II listed Gothic Revival house built in 1856 for Cheltenham solicitor, Frederick Thomas Griffiths. **The Coach House**, the family's carriage garage and stables and **The Grange**, a 1990s purpose built office headquarters.

The substantial grounds offer plenty of open space for time out, and direct

access to the adjacent Grangefield Park which, combined, amounts to over 25 acres of amenity space.

With 60,000 sq ft floor plates, amongst the largest in the South West, and a total of 185,000 sq ft of high-quality accommodation, there's room for flexible office layouts and collaboration spaces and, for your business to adapt and grow.



affordability



up to **50%**
lower rental
than town
centre equivalent

flexibility



new leases from
5,000 SQ FT
available now

wellbeing

25 acres

amenity space inc
Grangefield Park

60,000 SQ FT

floor plates
biggest in county

185,000 SQ FT

largest total area
in Gloucestershire



100+
protected
mature trees

connected



less than **5 miles**
from GCHQ

convenience



buses
every **15**
minutes

just **3 miles**

from Cheltenham
town centre



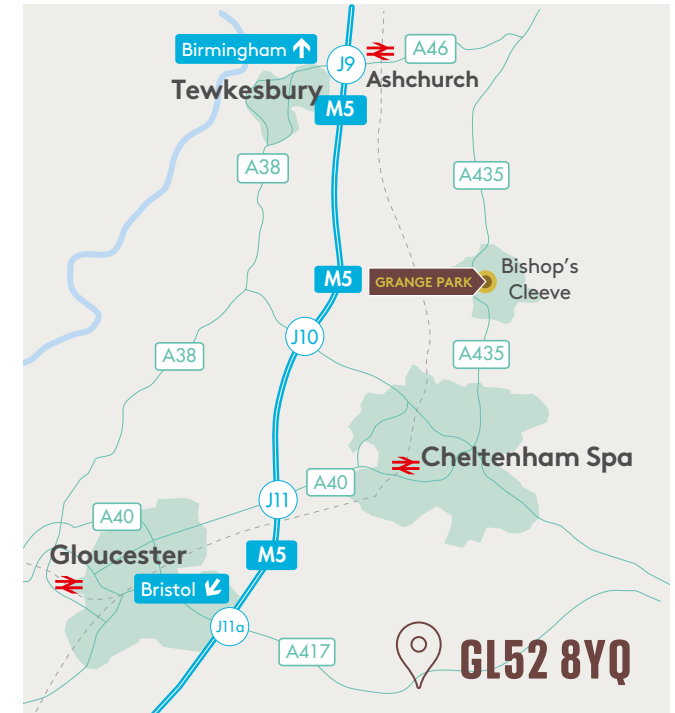
AN ENVIABLE LOCATION

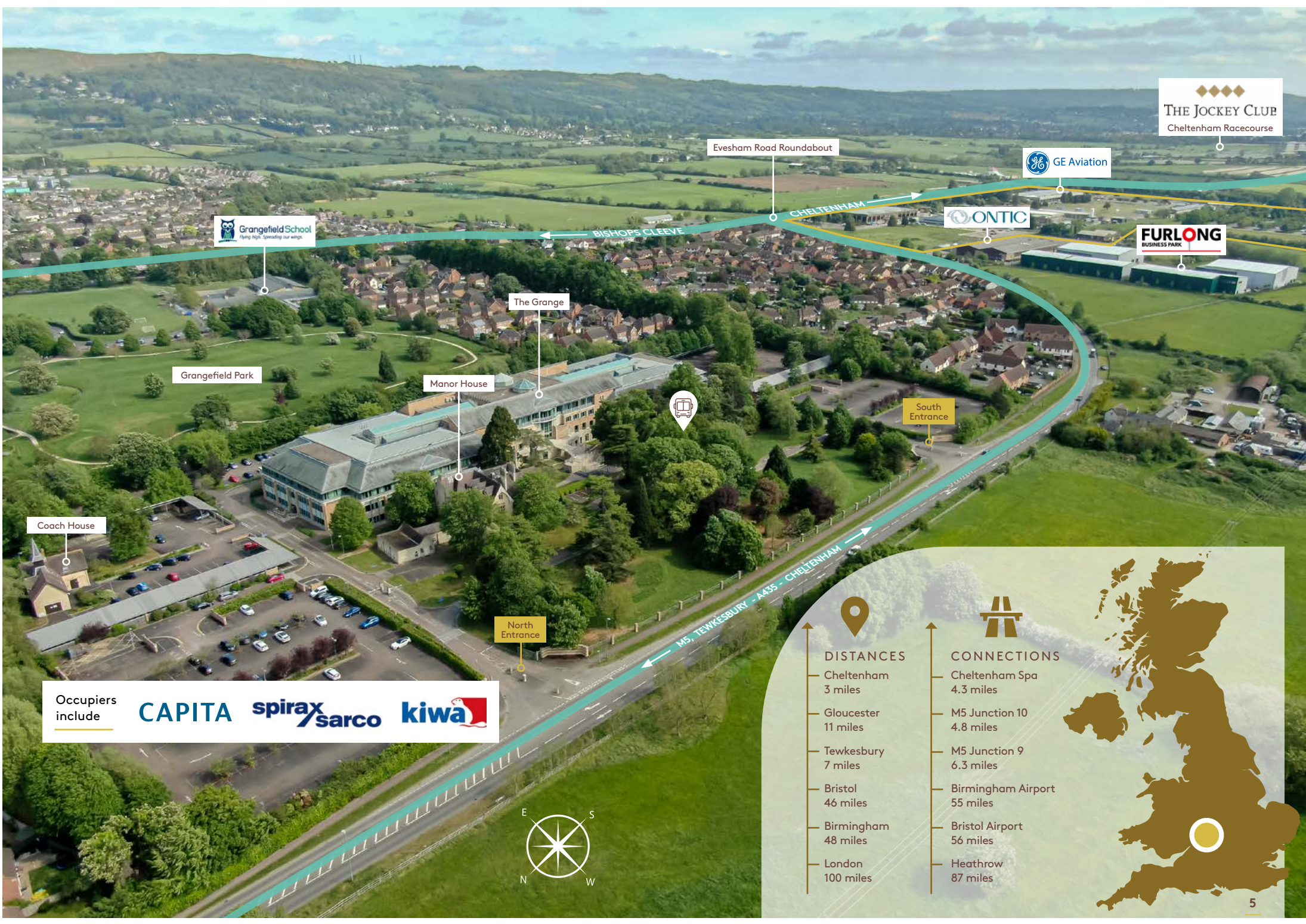
Grange Park is well connected. Cheltenham Spa rail station is 4.3 miles south with direct services to London Paddington (fastest journey time two hours), while M5 junctions 9 (6.2 miles) and 10 (4.8 miles) provide quick access to the motorway network.

A bus stop in the grounds has services every 15 minutes to the town centre and Cheltenham rail station via the Racecourse P&R.

Grange Park is on the proposed 26 mile Gloucestershire cycle spine from Bishops Cleeve through Cheltenham and Gloucester to Stroud.

Located on the outskirts of Cheltenham, less than 5 miles from GCHQ and close to the world-renowned racecourse and some of the town's largest employers






THE JOCKEY CLUB
 Cheltenham Racecourse


GE Aviation


ONTIC


FURLONG
 BUSINESS PARK

Evesham Road Roundabout


Grangefield School
Flying High. Spreading our wings.

BISHOPS CLEEVE

CHEL TENHAM

The Grange

Grangefield Park

Manor House

South Entrance

Coach House

North Entrance



Occupiers include







DISTANCES

- Cheltenham
3 miles
- Gloucester
11 miles
- Tewkesbury
7 miles
- Bristol
46 miles
- Birmingham
48 miles
- London
100 miles



CONNECTIONS

- Cheltenham Spa
4.3 miles
- M5 Junction 10
4.8 miles
- M5 Junction 9
6.3 miles
- Birmingham Airport
55 miles
- Bristol Airport
56 miles
- Heathrow
87 miles



WELLNESS & ENVIRONMENT

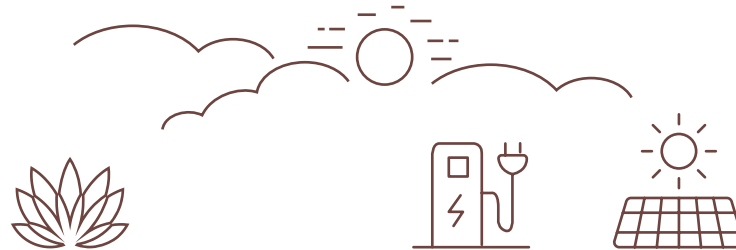
The environment at Grange Park is designed to inspire colleagues to be together, to promote wellbeing and optimise output

A comprehensive master planning exercise is underway which includes repurposing existing space and adding new buildings for uses such as a **gym** and **crèche**.

The first impressions created by the use of **natural materials** in the thoughtfully designed reception area set the standard for the rest of The Grange building, and the wider park.



The parkland is great for taking time out, leisure activities and exercising in the fresh air. Direct access to Grangefield Park gives an extra 11 acres of opportunity for those seeking peace and quiet or with **an interest in nature** and wildlife.



Inside there are a variety of working spaces and **break out areas**, including The Street, an airy, tree lined boulevard with an abundance of natural light. This amenity space, which is used for social and regular charity events, has a **café** with seating area.



There is plenty of **free on-site parking**, as well as **secure cycle racks** along with shower, changing and clothes-drying facilities.



Grange Park only uses renewable electricity and green gas. **Solar panels** will soon feed power to the common areas; the beginning of a journey to make Grange Park sustainable.

The re-imagined office suites will have an excellent **EPC rating of B** while an energy efficient, fresh-air tempering ventilation system will ensure a consistent temperature creating a comfortable working environment.

EV charging points, and a dedicated **on-site bus stop**, with services D and E running every fifteen minutes, will help reduce emissions and travel costs.



Grange Park offers a welcoming new home for your business



REIMAGINED OFFICE SPACE

Grange Park is undergoing a substantial programme of refurbishment and redevelopment, proposals include:

- New concierge reception
- Office space of the highest standard
- High-tech meeting / conference facilities
- Indoor breakout areas
- Day nursery
- Café
- Supermarket
- Coffee shop & drive thru
- Gym
- Secure cycle store
- Luxurious showers and changing facilities
- Electric car charging
- Garden pavilions
- Lunch / picnic areas

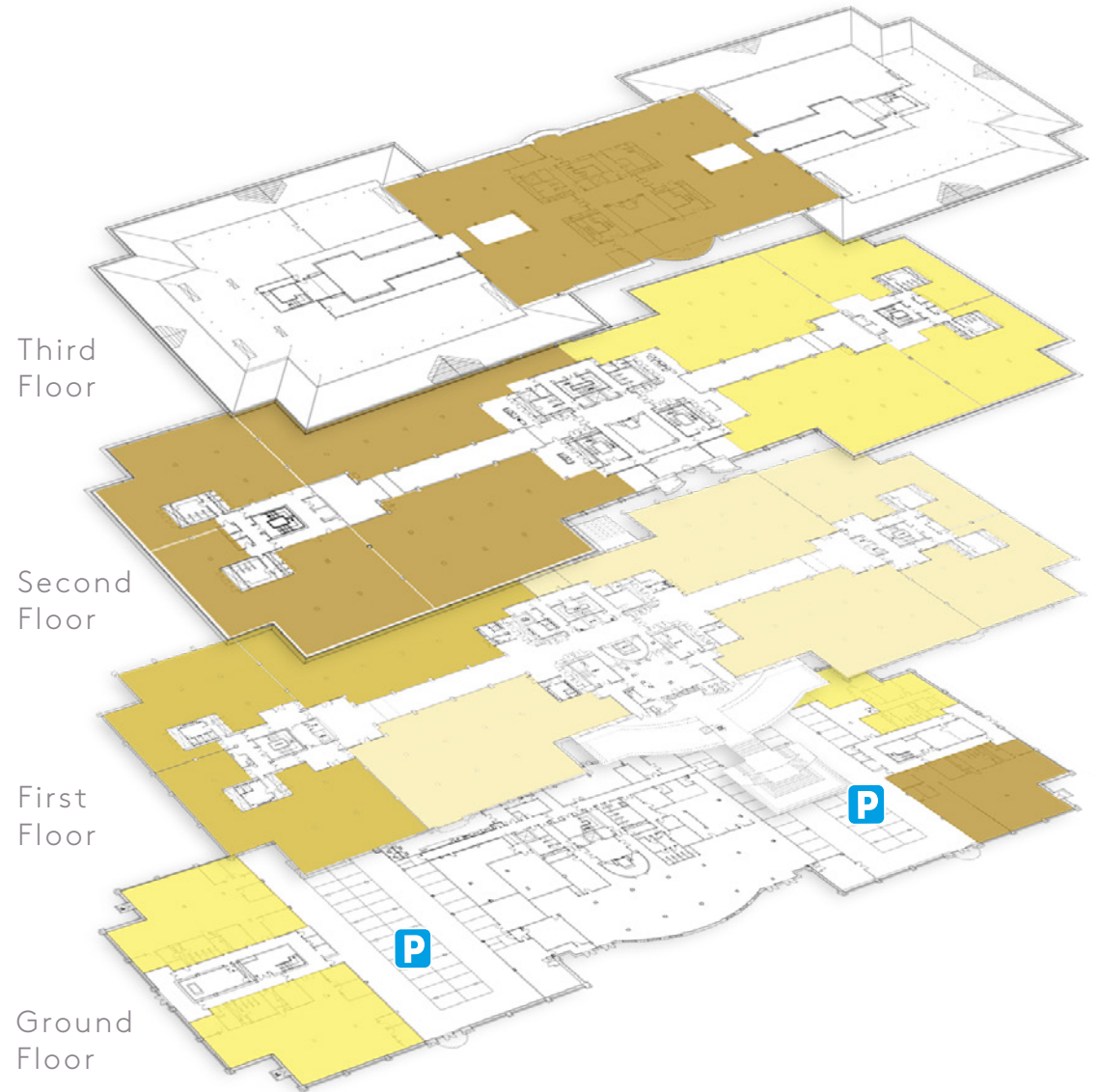


A SENSE OF LIGHT

SPACE PLAN

Existing space on the ground and second floors is available now on flexible leases.

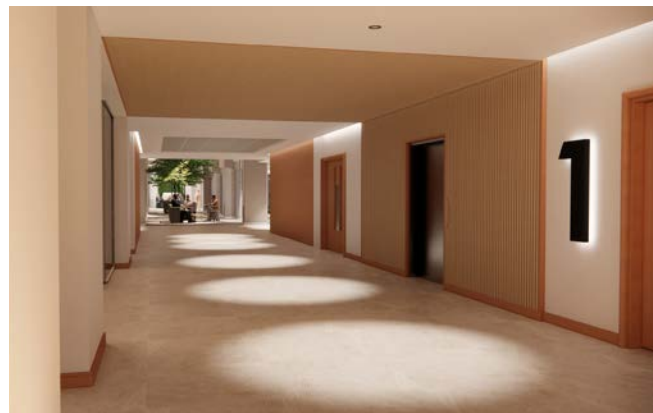
Suites from around 5,000 sq ft will be available on the first floor from Q2 2023 following refurbishment.



KEY	TO LET	 Available now	 UNDER OFFER
		 Available Spring 2023	 LET

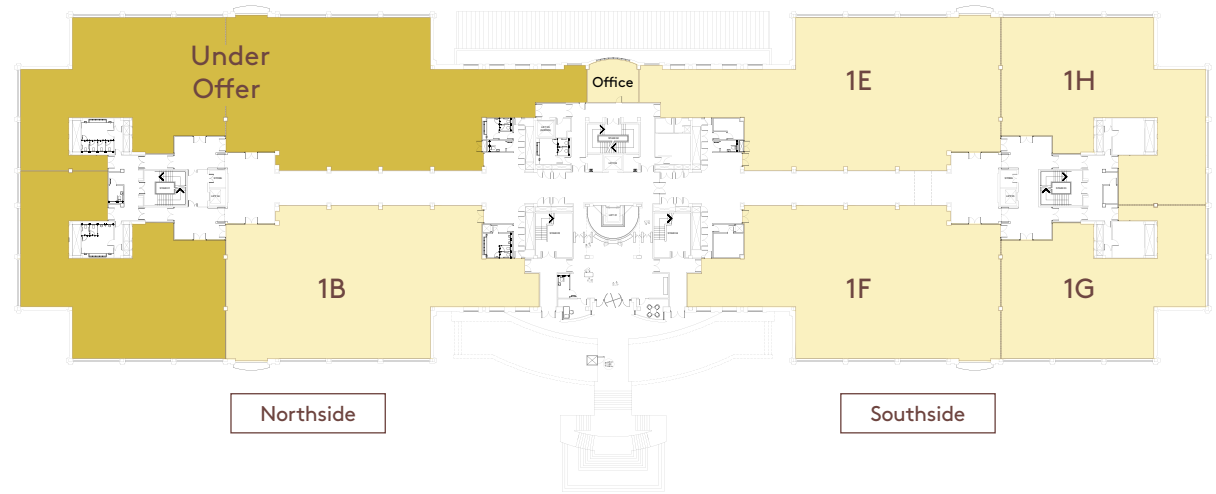
FLEXIBLE LAYOUT

Large open plan floor areas mean maximum flexibility to suit occupier requirements.

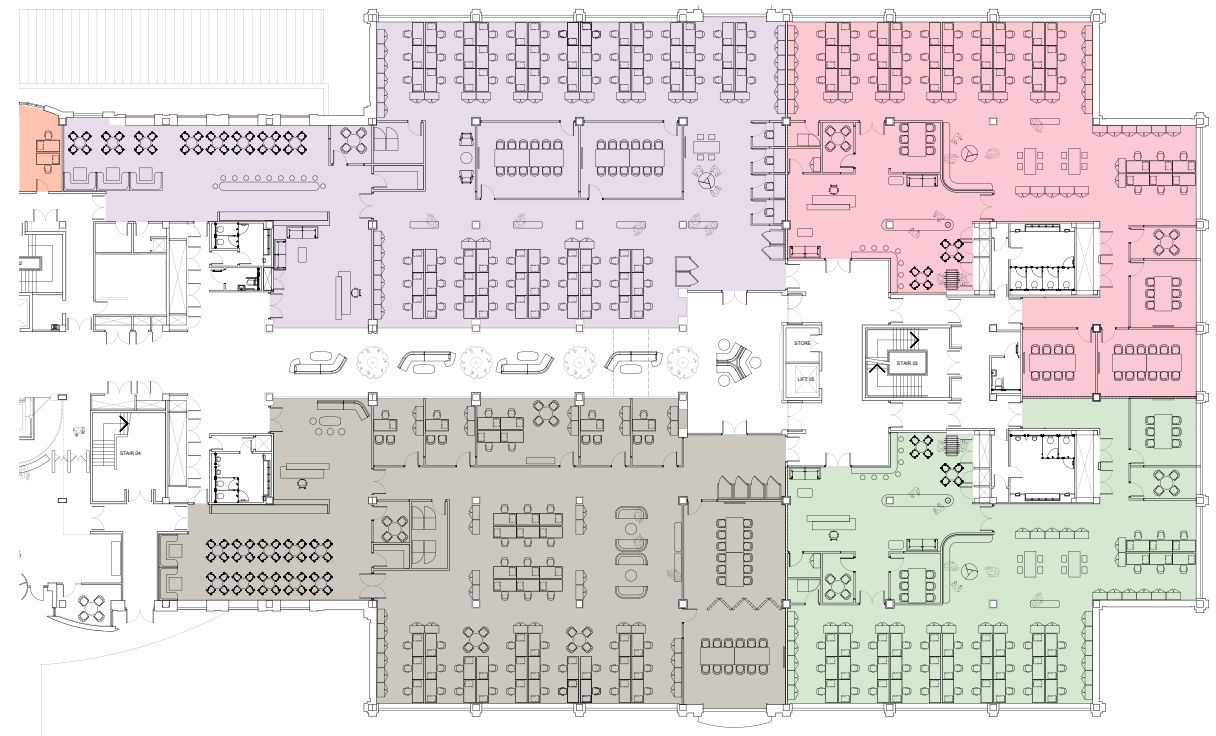


Suite	NIA sq m	NIA sq ft	Occupancy*
1B	735	7,912	59
1E	779	8,385	62
1F	735	7,912	59
1G	449	4,832	36
1H	507	5,457	41
Total	3,205	34,498	257 people

*The potential occupancy shown is in-line with best practice as recommended by the BCO Design Guide



1st Floor with potential subdivisions



Space planning example (Southside)



“ Superb office space in a natural parkland setting, combined with favourable terms and significantly lower rent than town centre accommodation, will contribute to Grange Park becoming the most desirable business destination in Gloucestershire for employers, employees and their visitors.

Ian Wills, JLL



A FEELING OF SPACE



AVAILABLE NOW

On the second floor, a total of approx 2,485 sq m (26,748 sq ft) is available for immediate occupation. This has a potential occupancy of 200* and can be subdivided to suit requirements.

Three further suites, from approx 325 - 405 sq m (3,500 - 4,362 sq ft), are available on the ground floor.



* The potential occupancy is in-line with best practice as recommended by the BCO Design Guide.

“Free early access is available for your fit-out and you pay nothing until it is ready to use. Plus, there's the opportunity to dovetail your fit-out with landlord works to achieve potential efficiencies.

Oliver Workman, THP



Existing 2nd Floor. Open plan with potential to subdivide to suit requirements.

Other benefits include:

- Flexible lease terms
- Free car parking
- Generous parking allocation
- Secure cycle storage
- On-site bus stop with buses every 15 mins
- Staffed reception
- 3 lifts
- Male, female & accessible WCs on all floors
- Level access
- Parkland views
- Air conditioning
- Raised floors with underfloor trunking
- Standby generator



Up to **50%** discount** on equivalent town centre space

**subject to terms



TERMS

The accommodation is available to let by way of flexible new lease terms.

LEGAL COSTS

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

VALUE ADDED TAX

VAT will be applied to all costs.

EPC

The target is to achieve a B rating post refurbishment.

RENT

On application.

SERVICE CHARGE

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

RATES

Rateable value to be assessed. Prospective occupiers should check with the Local Authority (Tewkesbury Borough Council) to establish any transitional relief that may be applicable.



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“We work happily alongside our occupiers and provide a direct contact who ensures a simple lease documentation process and is available to discuss matters arising.

Joe Curlett, Head of Property

WESLEYAN
we are all about you

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. September 2022

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