



GRANGE
PARK



GLOUCESTERSHIRE'S NEWEST
BUSINESS DESTINATION

CHELTENHAM GL52 8YQ

WELCOME

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

Phase 1 of the transformation of this former HQ site is complete and 80% let to businesses such as Capita, Kiwa, Polo Works, Regus, Spirax Sarco and Vocovo.

Phase 2 will see a further 25,400 sq ft of office space raised to the excellent energy efficiency rating of EPC A.

This space will be available during Q3 2024 at up to 30% less than equivalent town centre space.

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

Richard Crabb, THP



Grange Park features three buildings:

i) The Grange, Gloucestershire's newest business destination.

ii) The Manor, a Grade II listed Gothic Revival house dating from 1856. Refurbishment in late 2023 achieved an EPC B rating and The Manor is now a Regus flexi-centre.

iii) The Coach House was the carriage garage and stables serving the manor.

The substantial grounds have direct access to the adjacent Grangefield Park which gives a combined, 25 acres of amenity space.

With some of the largest floor plates 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 for your business to adapt and grow.



affordability

 up to **30%**
lower rental
than town centre equivalent

efficiency

 **EPC A rated**
excellent energy
efficiency

wellbeing

25 acres 
amenity space
inc. Grangefield Park

100+ 
protected mature trees

convenience

 buses every **15**
minutes

flexibility

 new leases from
5,000 SQ FT
available now

60,000 SQ FT
floor plates
biggest in county

185,000 SQ FT
largest total area
in Gloucestershire

connected

 less than **5 miles**
from GCHQ

just **3 miles** 
from Cheltenham
town centre

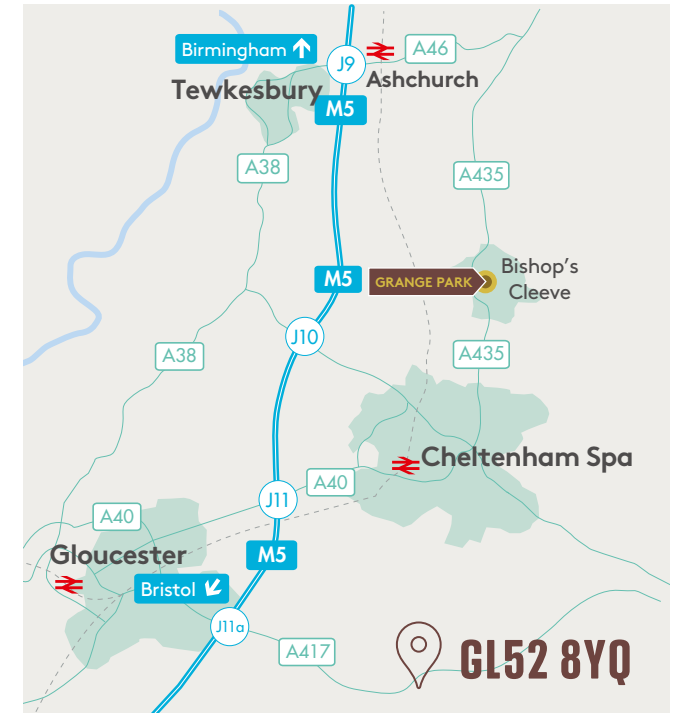
AN ENVIABLE LOCATION

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 at the head of the 26 mile Gloucestershire Cycle Spine (opens Q3 2024) which will connect Bishop's Cleeve to Cheltenham, Gloucester and 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





Occupiers include **CAPITA** **spirax sarco** **kiwa** **Regus** **polo WORKS** **VoCoVo**

CONNECTIONS

- Cheltenham Spa 4.3 miles
- GCHQ 4.6 miles
- M5 Junction 11 5.7 miles
- M5 Junction 9 6.0 miles
- Birmingham Airport 55 miles
- Bristol Airport 56 miles
- Heathrow 87 miles

DISTANCES

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

WELLNESS & ENVIRONMENT

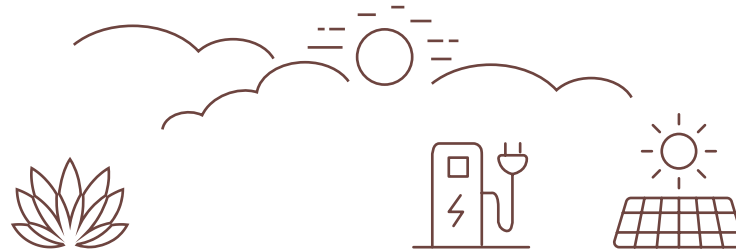
The environment at Grange Park is designed to inspire colleagues to be together, to promote wellbeing and optimise output

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 **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 have an excellent **EPC rating of A** 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

Phase 1
80%
LET

Grange Park is undergoing a substantial programme of redevelopment. The refurbished EPC A rated Phase 1 space in The Grange is 80% let and includes:

- New concierge reception
- Office space of the highest standard
- Regus flexi centre
- Indoor breakout areas
- Café
- Secure cycle store
- Electric car charging

Proposals for future phases include: a day nursery, coffee shop & drive through, supermarket, gym, luxurious shower and changing facilities, garden pavillions and lunch / breakout areas.

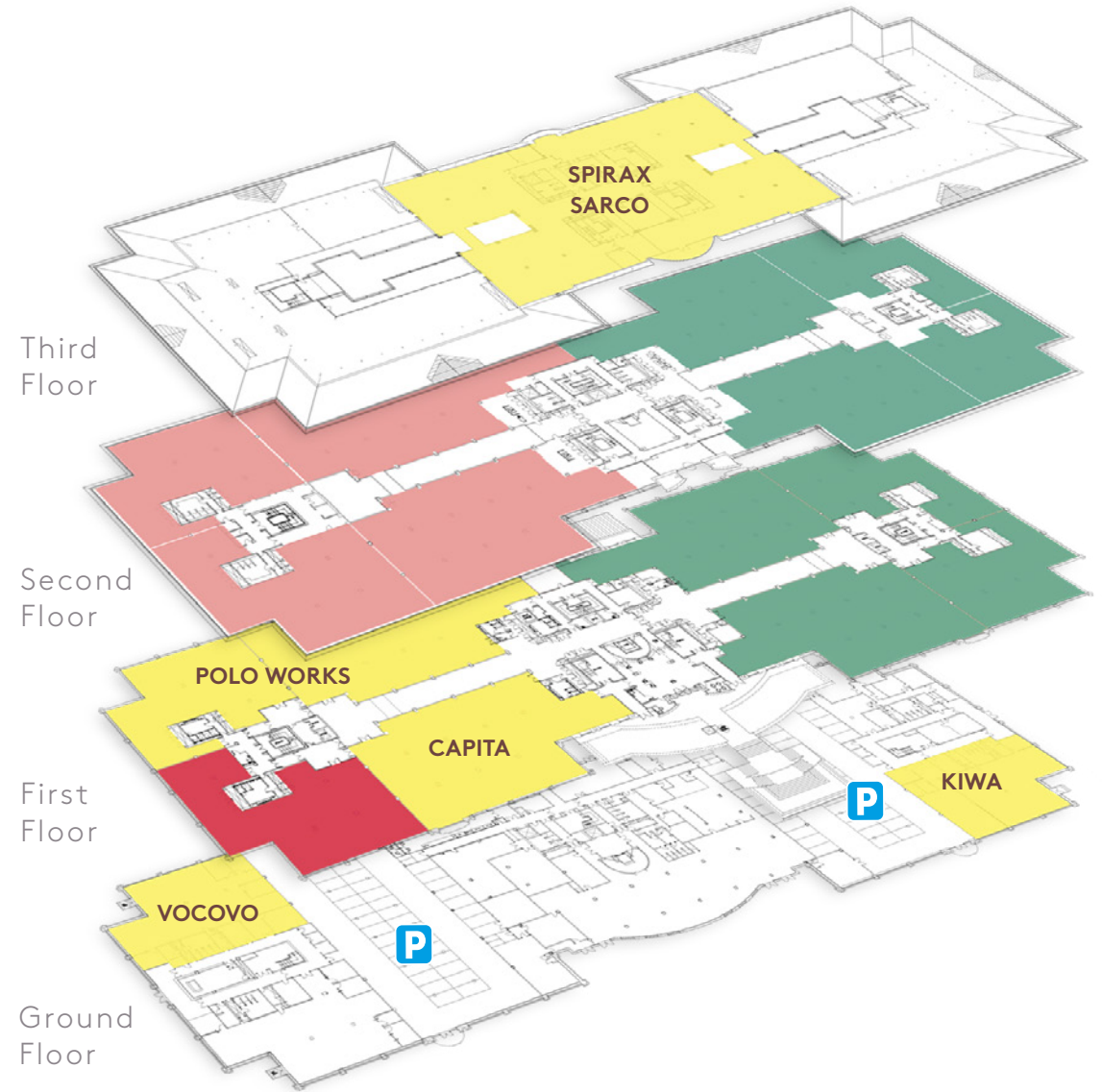


A SENSE OF LIGHT

SPACE PLAN

Only 5,000 sq ft remains available to let on the first floor of The Grange. Phase 2 will deliver a further approx. 25,400 sq ft.

Future phases are planned and specific requirements can be met with up to 60,000 sq ft available on one floor.



KEY	 AVAILABLE NOW	 LET
	 PHASE 2	 FUTURE PHASE

PHASE 1 AVAILABLE NOW

Unit 1C on the first floor is available for immediate occupier fit-out. It provides 5,000 sq ft (735 sqm) of EPC A rated office space with a potential occupancy* of 62.

Suite	NIA sq m	NIA sq ft	Occupancy*
1.3	510.63	5,496	41
Total	510.63	5,496	41 people



Benefits include:

- ▲ Flexible lease terms
- ▲ Free car parking
- ▲ Generous parking allocation
- ▲ Secure cycle storage
- ▲ On-site bus stop with buses every 15 mins
- ▲ 3 lifts
- ▲ Male, female & accessible WCs
- ▲ Level access
- ▲ Parkland views
- ▲ VRF air-conditioning
- ▲ Raised access floor
- ▲ Standby generator
- ▲ CCTV
- ▲ Out of hours security patrols inside and out, 7.00pm - 7.00am

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

Up to **30%** discount** on equivalent town centre space

**subject to terms

PHASE 2

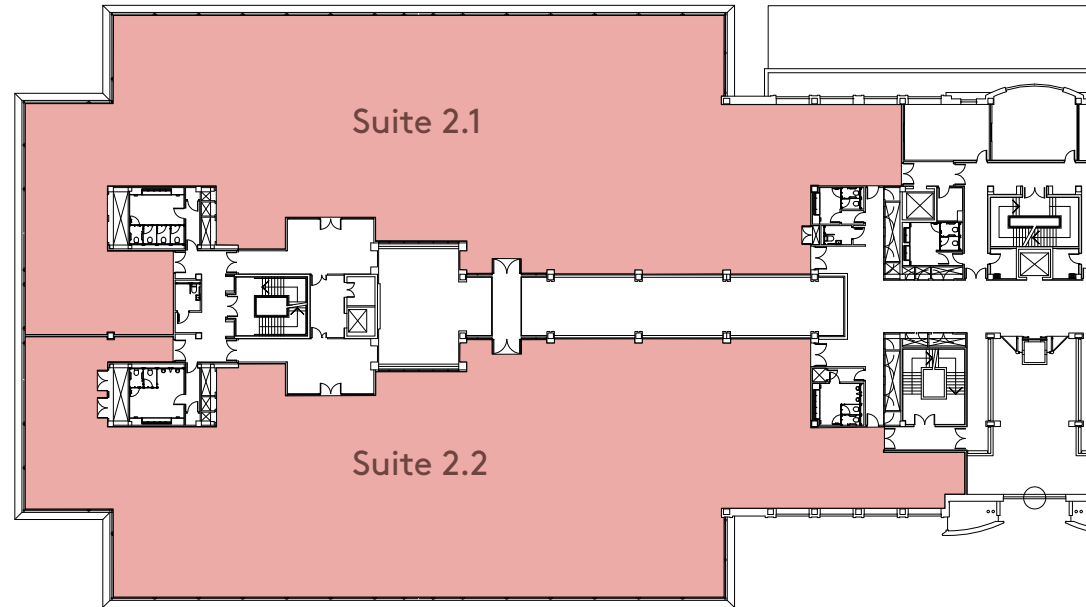
12 WEEK PROGRAMME

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

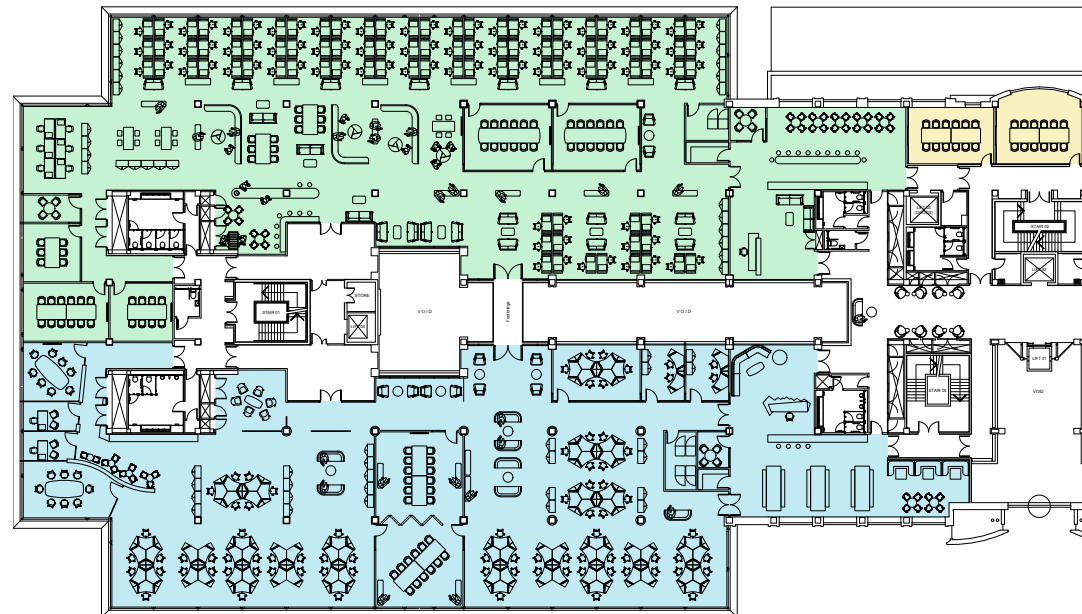


Suite	NIA sq m	NIA sq ft	Occupancy*
2.1	1,244	13,390	100
2.2	1,205	12,967	96
Total	2,445	26,357	196 people

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



2nd Floor (Northside) with potential subdivision



Space planning example (Northside)



“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



A FEELING OF SPACE



TERMS

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

RENT

On application.

SERVICE CHARGE

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

LEGAL COSTS

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

EPC

The Grange has achieved the excellent energy efficiency rating of EPC A.

RATES

Rateable value to be assessed. Prospective occupiers should check with the Local Authority (Tewkesbury Borough Council) to establish details.

VALUE ADDED TAX

VAT will be applied to all costs.



Richard Crabb
07908 576332
richard@thponline.co.uk

Oliver Workman
07930 251491
oliver@thponline.co.uk



Ian Wills
07989 399070
Ian.Wills@eu.jll.com

GRANGEPARKCHELTENHAM.CO.UK

WESLEYAN
we are all about you

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