

# This is the Place

New build office space  
in Cheltenham from  
10,520 sq ft to 32,620 sq ft



**Hatherley  
Place**

CHELtenham  
GL51 6SH



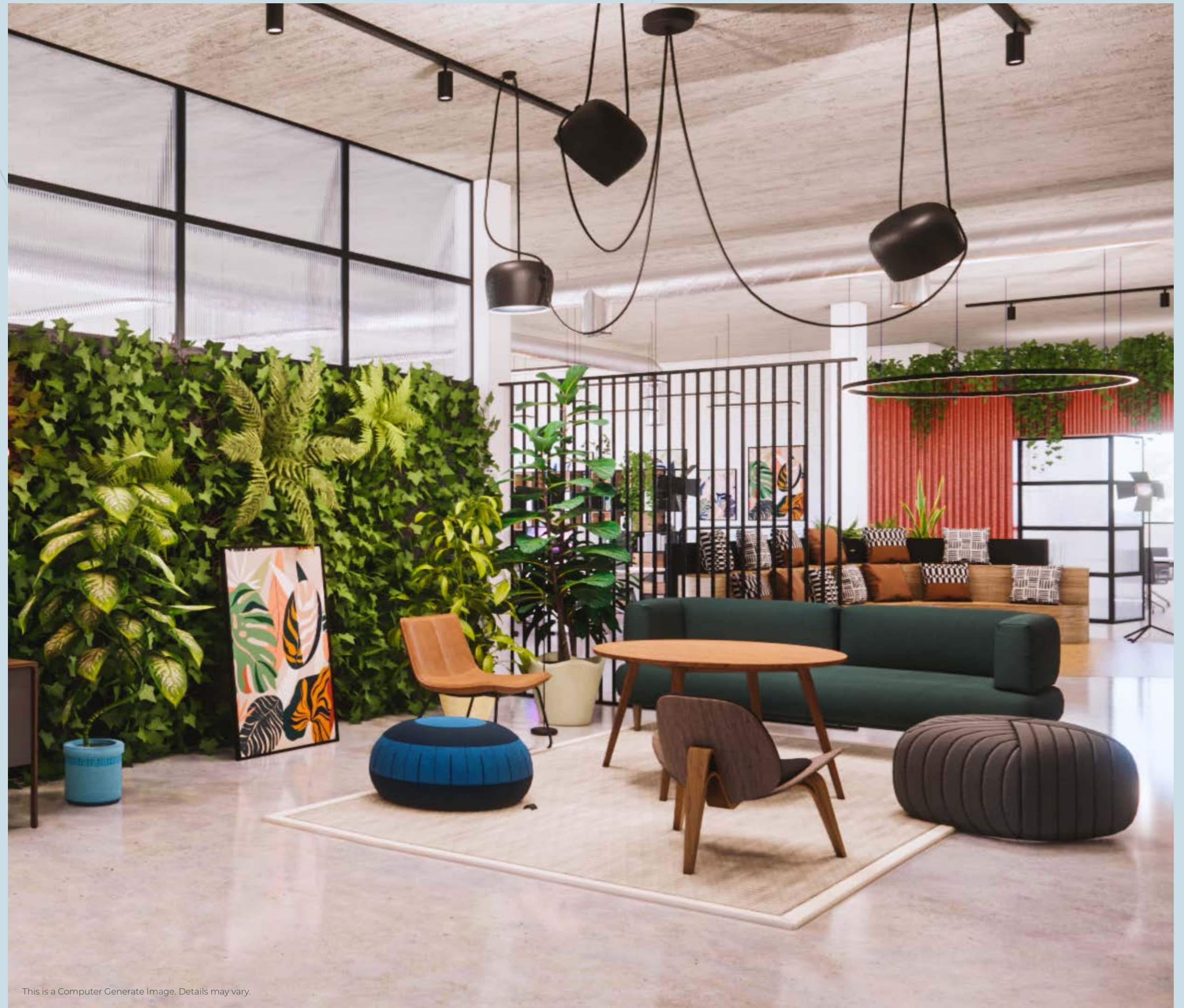
**WiredScore**  
Under Certification



# A Welcoming Place

Located close to GCHQ and Junction 11 of the M5 Motorway, Hatherley Place is a high quality, new build office development.

Providing contemporary, Grade A office accommodation totalling approximately 32,620 sq ft (3,030 sq m) Net Internal Area over three floors on a self-contained site with the potential for up to 126 car parking spaces.



This is a Computer Generate Image. Details may vary.





# A Connected Place

Cheltenham is a historic spa town offering a superb environment to live and work.

It has excellent communications and is home to a significant number of major companies, many engaged in the technology, defence, financial services and the creative sectors.

Hatherley Place is located a short distance from the A40 dual carriageway which provides direct access to Cheltenham town centre and Junction 11 of the M5 Motorway. The nearby Park and Ride facility provides regular services into the town centre.



**Well connected:**

Cheltenham Town Centre	2.5 miles
Motorway J11 M5	1.25 miles
Gloucester City Centre	8 miles
Bristol	40 miles
Birmingham	60 miles



**Amenities on the door step include:**

- ASDA Supermarket
- Retail Park
- Hotels
- Nuffield Hospital
- Manor By The Lake conference facility
- Park & Ride (connecting to Town Centre)
- Costa Coffee (coming soon)
- Aldi (coming soon)
- Cycle Paths
- Bus Stops



# A Flexible Place

Offering an environment that promotes collaboration, flexibility and wellness, Hatherley Place and its surrounding area offers a variety of opportunities to enhance the working experience.



## Amenities

Within minutes of the building there are a number of restaurants and coffee shops available.



## Cycle to work

Designed to meet the needs of the cyclist, Hatherley Place can provide 48 cycle parking spaces, bike repair station and lockers.



## Showers

Showers including spa quality changing and drying areas are designed to be easily accessible from all floors.



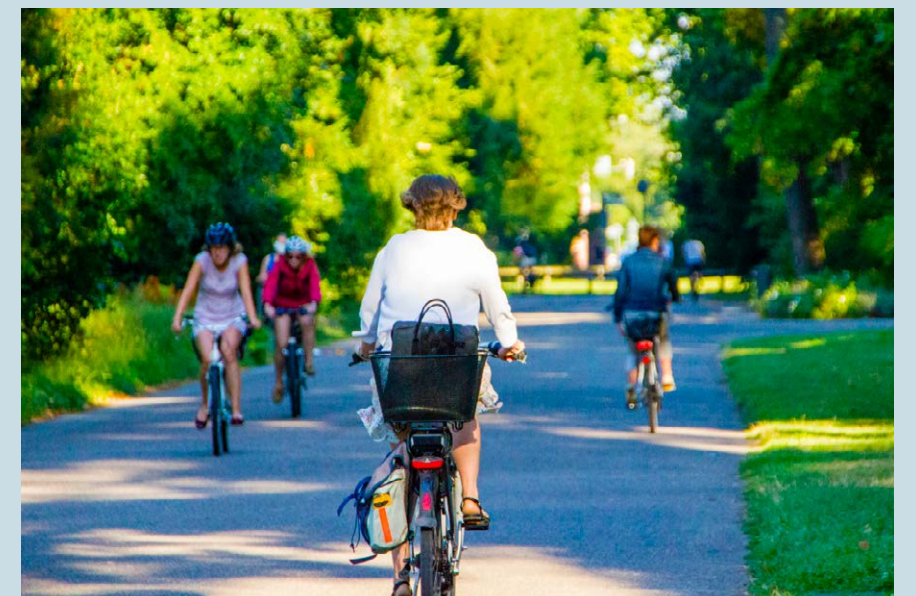
## Landscaped Grounds

Hatherley Place is surrounded by landscaped grounds offering open space to relax and recharge.



## Park with Ease

Offering up to 126 car parking spaces conveniently located within 1.5 miles of J11 of the M5 and within 2.5 miles of Cheltenham town centre.



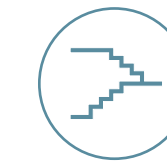




# An Innovative Place

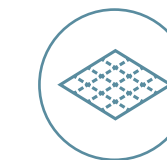
Hatherley Place is designed to offer occupiers flexibility and can be finished to suit specific requirements.

The specification of the building will include:



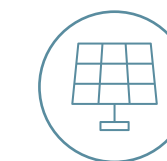
## Reception

Two storey height reception.



## Open Plan

Efficient open plan floor space.



## Energy

Hatherley Place will provide Photovoltaics to assist with the energy of the building.



## Flooring

Fully accessible raised floors.



## Lighting

LED lighting & excellent natural daylighting.



## Air-conditioning

VRF/VRV air conditioning.



## Lift

Two 8 person passenger lifts.



## EPC

EPC Grade B rating.



# A Working Place

Hatherley Place is to be developed with health and wellbeing at the forefront of its design with an initial assessment against WELL v2 Core principals.



## WiredScore Under Certification

The development is currently undergoing a WiredScore Certification process with the target to deliver a Gold standard.

Ground Floor	10,520 ft <sup>2</sup>	(977 m <sup>2</sup> )
First Floor	10,752 ft <sup>2</sup>	(999 m <sup>2</sup> )
Second Floor	11,348 ft <sup>2</sup>	(1,054 m <sup>2</sup> )
<b>Total NIA</b>	<b>32,620 ft<sup>2</sup></b>	<b>(3,030 m<sup>2</sup>)*</b>

\* Excluding reception area of 560 ft<sup>2</sup> (52 m<sup>2</sup>)

\*\* Floor areas are approximate with a re-measurement to take place upon completion.





# Hatherley Place

CHELTENHAM  
GL51 6SH

# This Is Your Place

## Terms

Hatherley Place is available to let on full repairing and insuring terms. Full details are available on request.

## Further Information

For further information please contact the agents:

**alder king**  
PROPERTY CONSULTANTS  
**01452 623290**  
[www.alderking.com](http://www.alderking.com)

**Lambert  
Smith  
Hampton**  
**0117 926 6666**  
[www.lsh.co.uk](http://www.lsh.co.uk)



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