

PRESSWORKS

7-9

AMBROSE ST

CHEL TENHAM

GL50 3LG

Prime Offices to Let: 2,630–14,236 sq ft  
(244–1,323 sq m)

[studio.space/cheltenham-pressworks](https://studio.space/cheltenham-pressworks)



EPC B  
& 100%  
Electric



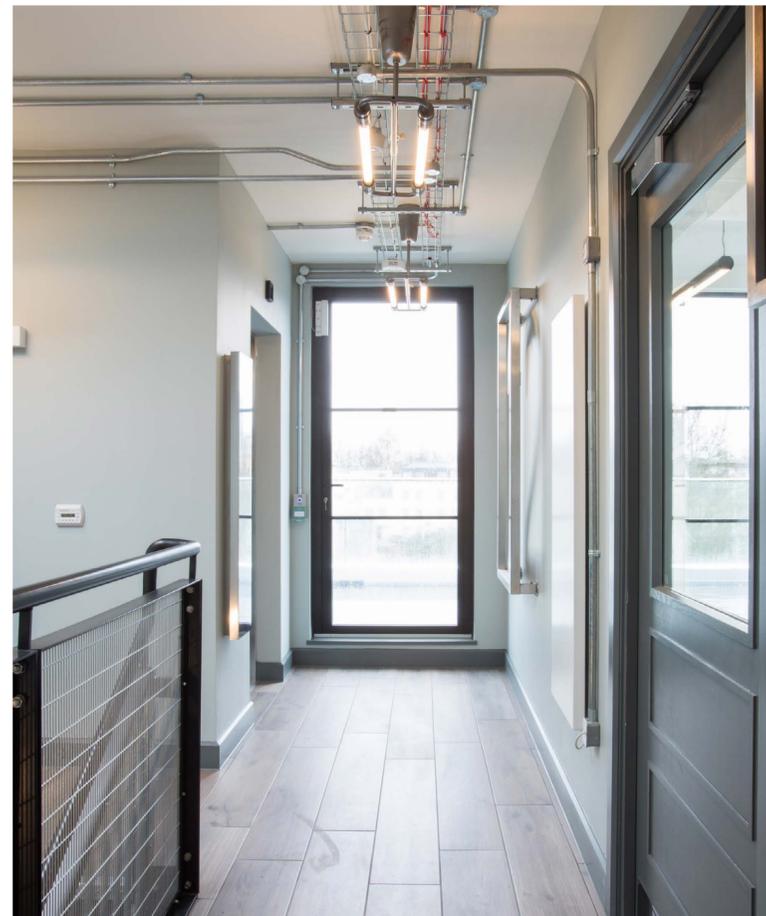
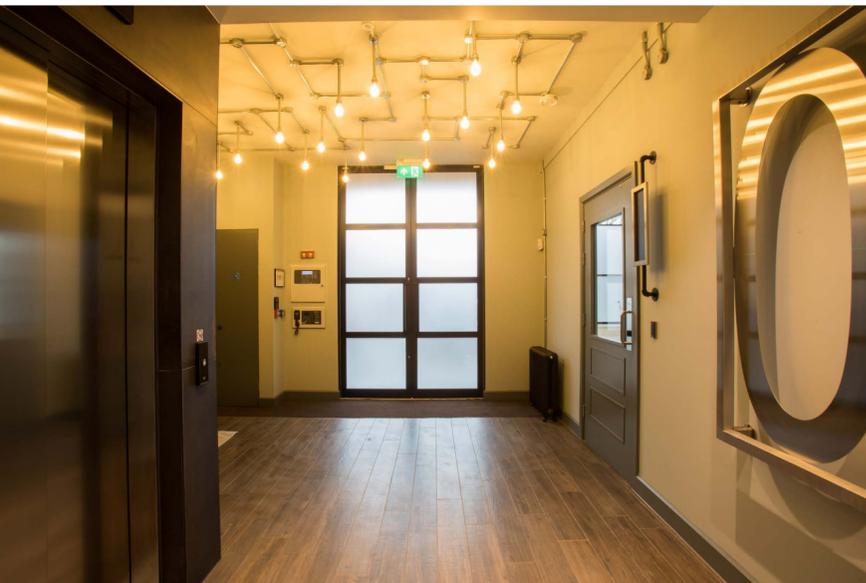
# AN ULTRAMODERN WORKSPACE

**Pressworks is a premium new workspace set on Ambrose Street, in Cheltenham's historic Regency town centre.**

Over the years the building has been home to various 'Works', housing coach painters, mechanics and numerous printers. It has been extensively renovated into state-of-the-art offices, an ultramodern workplace designed to exceed expectations.

With a new roof extension, Pressworks offers self-contained units with contemporary, pared-back finishes.

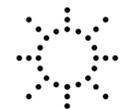
The new facade has a nod to its industrial heritage, with a modern frontage, glazed tiles, and smart new windows all bringing it back to life.



# DESIGNED AROUND HOW WE WORK TODAY

Pressworks offers three fully self-contained units, set over three floors. Contemporary design, premium finishes and materials, smart phone access control and fibre pre-installed ready for occupation. Pressworks is the brightest new workspace in the city, designed around how we work today.

## The Details



New roof terrace



100% Electric



Fully air conditioned /comfort cooled



Shower rooms, changing rooms and drying facilities



EPC B



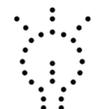
Secure cycle racks



High specification toilets serving all offices



Car Parking at a ratio of 1: 1000



LED lighting with daylight dimming



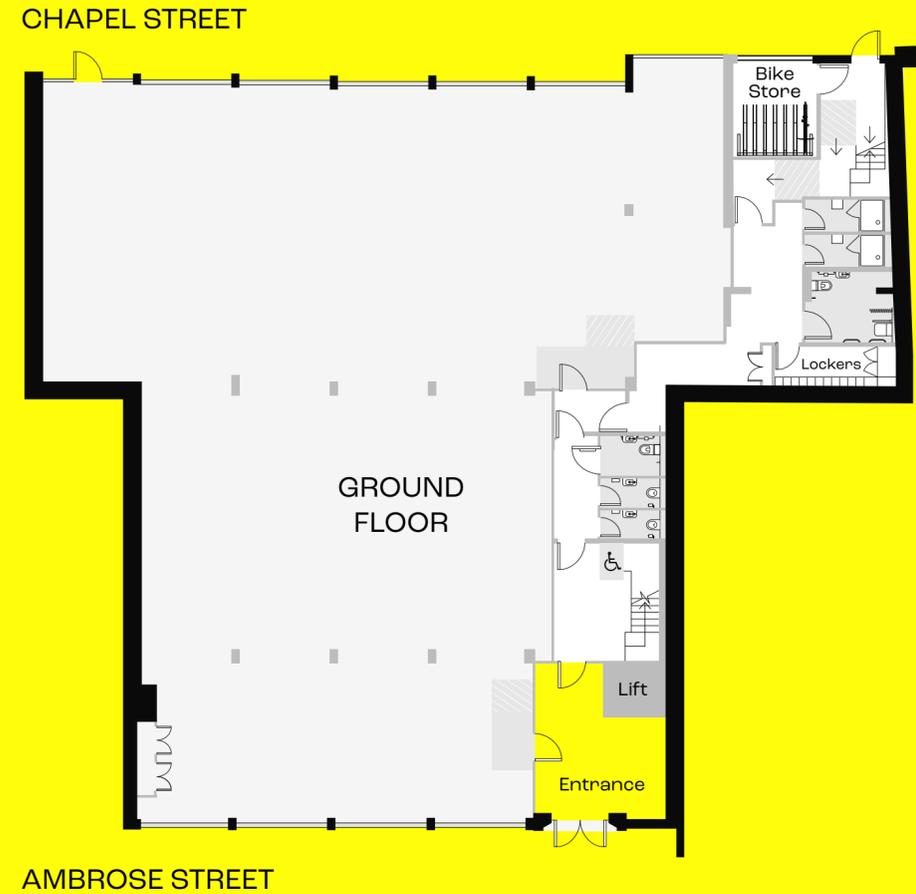
Feature 8 person lift



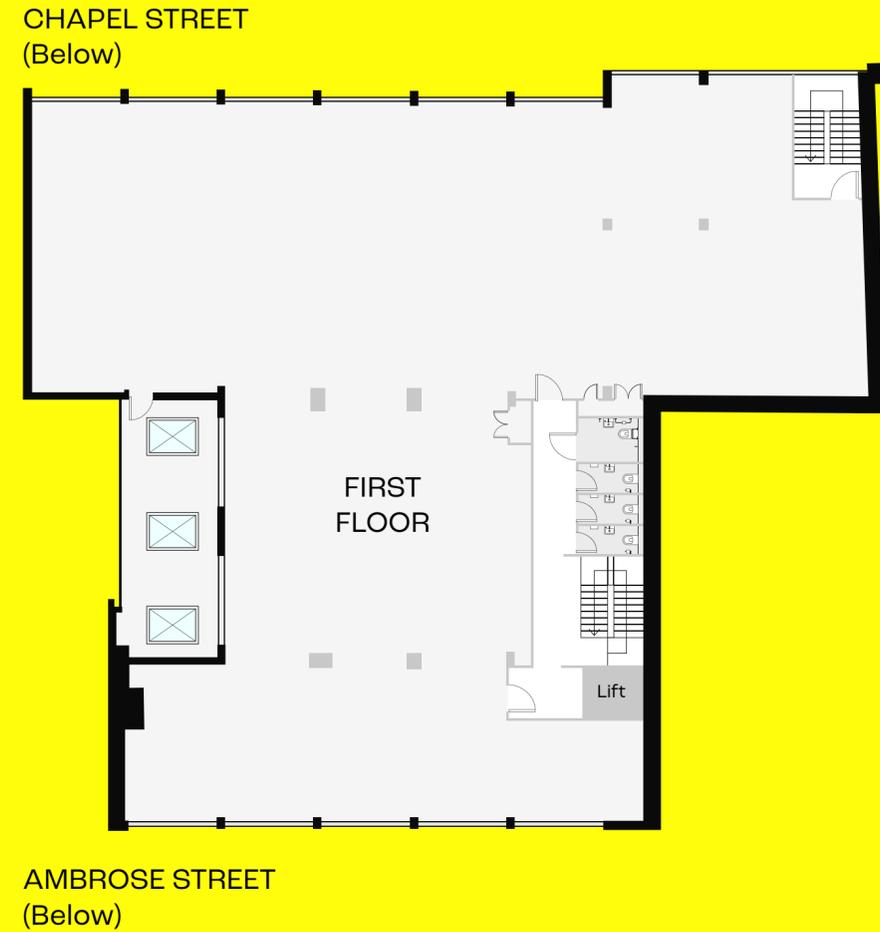
# THE SPACE



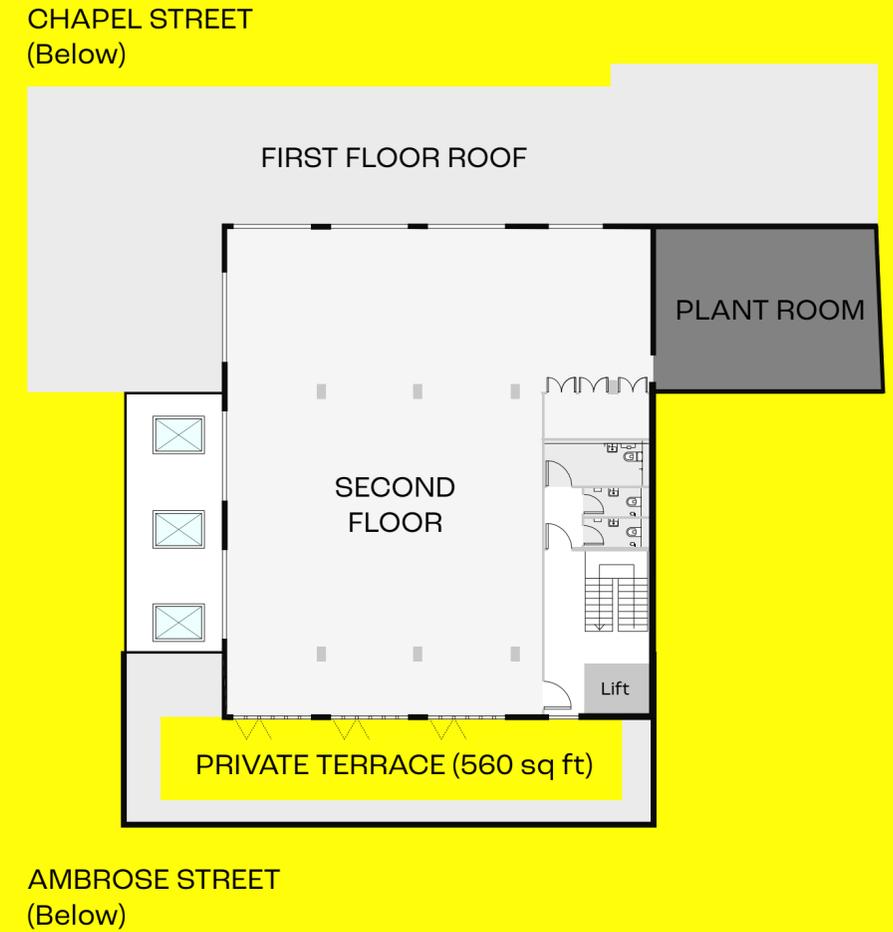
5,539 sq ft  
Available to let



6,067 sq ft  
Available to let



2,630 sq ft  
Available to let



# THE LOCATION

A pretty and historic Spa town set on the fringe of the Cotswolds AONB. Cheltenham is full of beautifully preserved Regency Architecture, and boasts a thriving cultural scene packed with a wide range of independent and International festivals.

Don't be fooled by its quaint appearance- it's got a thriving business community catering to small and big business alike. It's home to the one of the UK's most famous racecourses too!

## Bus Stops

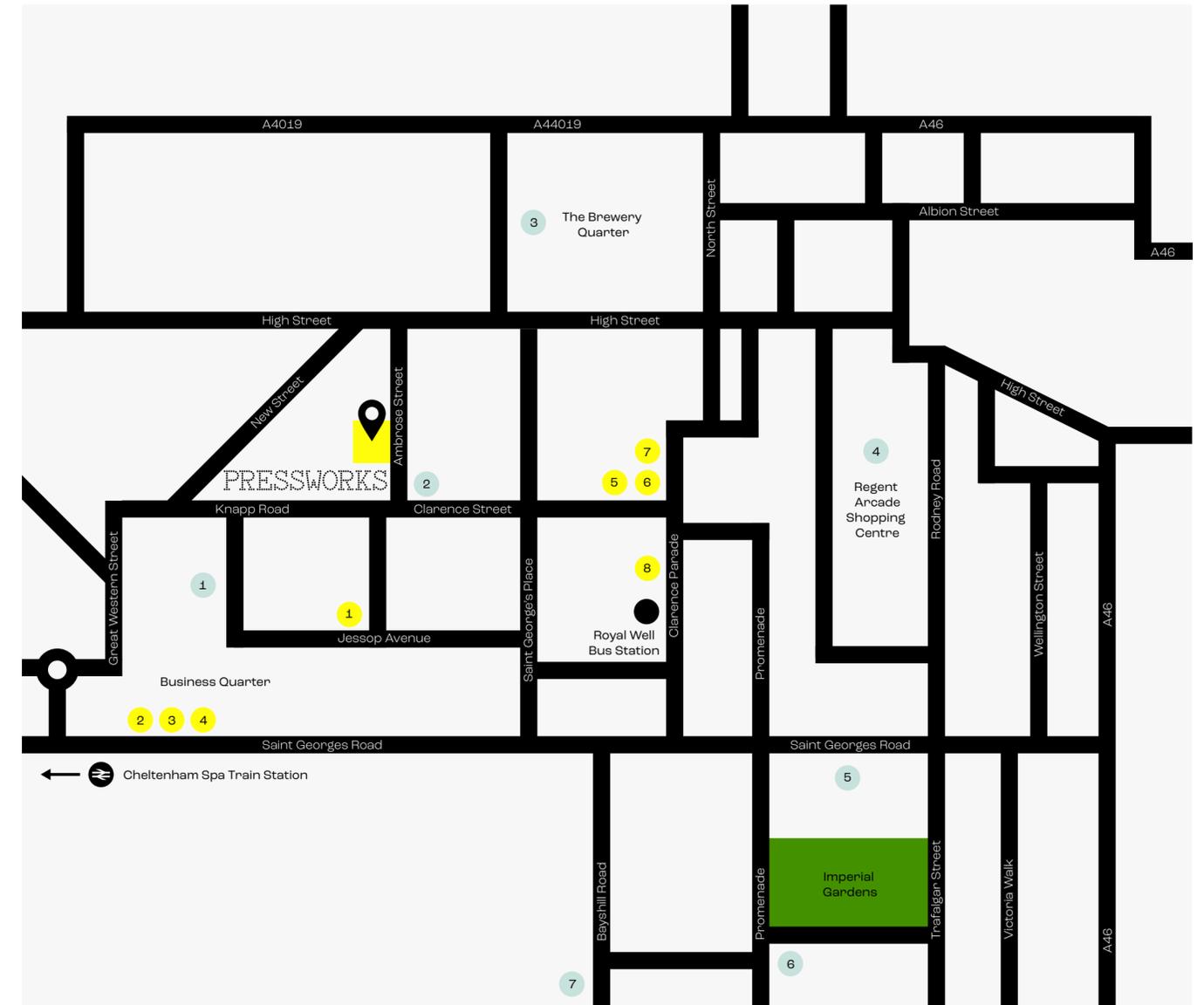
Ambrose St  
30 sec walk

St James House  
2 min walk

Henrietta St  
2 min walk

## Train Stations

Cheltenham Spa  
18 min walk



## Local Occupiers

- 1 - Brewin Dolphin
- 2 - Investec
- 3 - Iress
- 4 - Wiggin LLP
- 5 - Microsoft
- 6 - Northrop Grumman
- 7 - WS Atkins
- 8 - HESA

## Amenities

- 1 - Waitrose & Partners
- 2 - The Bottle of Sauce
- 3 - The Brewery Quarter
- 4 - Regent Arcade Shopping Centre
- 5 - Cheltenham Town Hall
- 6 - Queens Hotel Cheltenham
- 7 - Malmaison Hotel

# PRESSWORKS

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A development by —



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