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## Parkland offices in Grange Park vision

**The site of one of Gloucestershire's largest office buildings is being reimagined as a 'people first' mixed use campus where staff and visitors can work, relax and exercise amid more than 100 mature trees in 14 acres of parkland.**

The Grange, former HQ of Zurich Insurance in Bishop's Cleeve, is being improved as part of the multi million project to transform the newly named Grange Park on the A435, just three miles from Cheltenham town centre, into a truly welcoming base for business.

A further 11 acres of recently improved parkland, Grangefield, adjoining the site now includes wetland, a wildflower meadow, an orchard and ponds. Paths and bridges enable the public to enjoy this local amenity.

The new Grange Park masterplan envisages the addition of significant amenity that will enhance the user friendliness for office occupiers. One potential addition is a wellness centre or day spa.

The Grange itself will see a wide range of improvements to its interiors and improved accessibility. The building's 60,000 sq ft floor plates are amongst the largest in the South West.

Rents are very attractive at up to 40 per cent less than equivalent space in the town centre. Current tenants include Capita, which occupies 30,000 sq ft .

The 175,000 sq ft of office areas are being configured to create various spaces and specs, providing an environment in which a mix of business and other organisations can thrive.

Phase one will include a redesigned reception, common areas and 30,000 sq ft of office space capable of division into suites from 5,000 sq ft. The designs feature a glazed atrium above a green boulevard – 'the street' – with island planters and art installations.

Grange Park is well connected by road to Cheltenham and the M5's junction nine. Bus services stop on the site and the county council has plans to extend safe cycling routes from Cheltenham to Bishop's Cleeve as part of Gloucestershire's new 26-mile 'cycle spine'.

Joint marketing agents are JLL's Bristol office and Cheltenham's THP Chartered Surveyors. Ian Wills, at JLL, said: "Most people in Cheltenham seem to have worked, or know someone who worked, for Zurich at The Grange. It's an important location with a great heritage and this project carries that forward, thoroughly modernising the space for the next generation of businesses.

"Post-Covid, companies are looking at office space differently, and Grange Park anticipates that. It will provide contemporary offices that staff will want to come to, and when there, can enjoy a range of facilities and amenities not available elsewhere."

Richard Crabb, at THP, said: "Grange Park will provide space that is equal of the very best in Cheltenham town centre but provide much better value, and in a fantastic parkland setting. We are already in discussion with new occupiers drawn to this opportunity."

Des Curran, director at architects Marchini Curran Associates, said: "Our design focus is on embracing and enhancing the building's qualities, like the fantastic full height reception space and the internal 'street', while adding fresh elements that promote well-being for all users.

"As well as adding a bright new interior design feel to the common areas and office floor plates, we are creating new break-out spaces. Our designs seek to bring the lovely parkland setting inside, using natural materials and lighting to create a fresh, airy feel."

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Images:

Interior CGI

Exterior aerial

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