NATIONAL PROPERTY AWARDS

Regeneration Project of the Year

GLOUCESTERSHIRE'S AWARD WINNING BUSINESS LOCATION

Space to thrive

GRANGE PARK

Cheltenham • GL52 8YQ

Set in 12 acres of landscaped parkland, Grange Park offers 170,000 sq ft of high specification office space surrounded by more than 100 mature trees.

The first two phases of the redevelopment were recognised at the National Property Awards, winning 'Regeneration Project of the Year'.

85% of the EPC A-rated accommodation is now let to leading occupiers, including Capita, Marley Risk and PoloWorks.

Grange Park's sustainability credentials are industry-endorsed, with a Green Apple Gold Environment Award celebrating its achievements and ongoing initiatives to cut carbon impact and create a greener workplace for occupiers.

> Superior office space is available for immediate occupation at much lower costs than in Cheltenham town centre.
>
> Richard Crabb, THP

Manor House

THREE DISTINCTIVE BUILDINGS

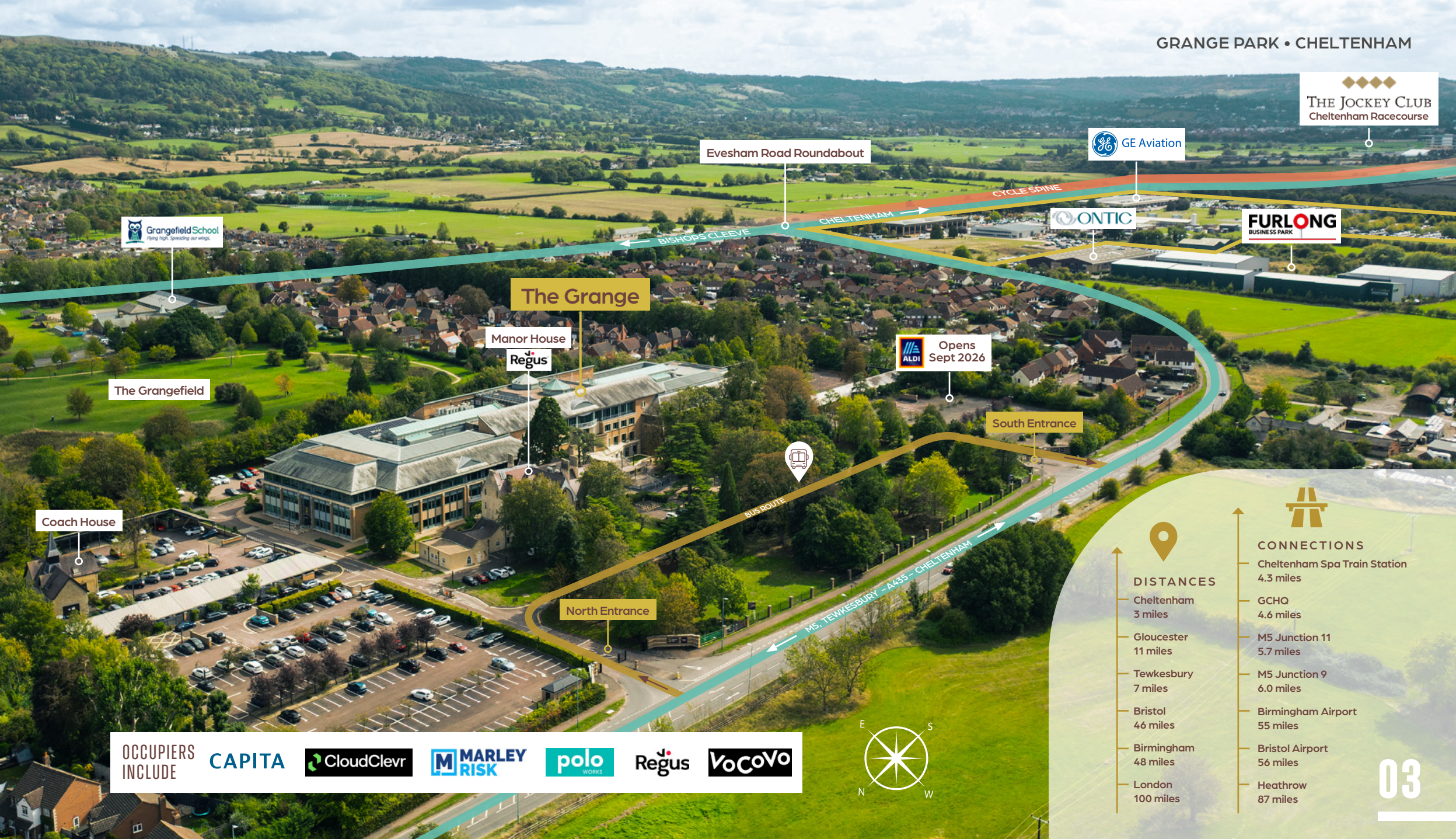
The Grange is Gloucestershire's award-winning business destination.

Manor House, a Grade II listed Gothic Revival property (c.1856), now operates as a Regus serviced office centre, refurbished in 2023 to achieve an EPC B rating.

Coach House, once the estate's carriage garage and stables, offers self-contained space with potential for uses such as a spa, therapy rooms, restaurant or farm shop.

The landscaped grounds connect directly to The Grangefield, creating 23 acres of amenity space.

With 170,000 sq ft of high-quality space and some of the largest floorplates in the South West, Grange Park offers flexible layouts to drive business growth.



OCCUPIERS INCLUDE CAPITA CloudClevr MARLEY RISK polo WORKS Regus VoCoVo

DISTANCES

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

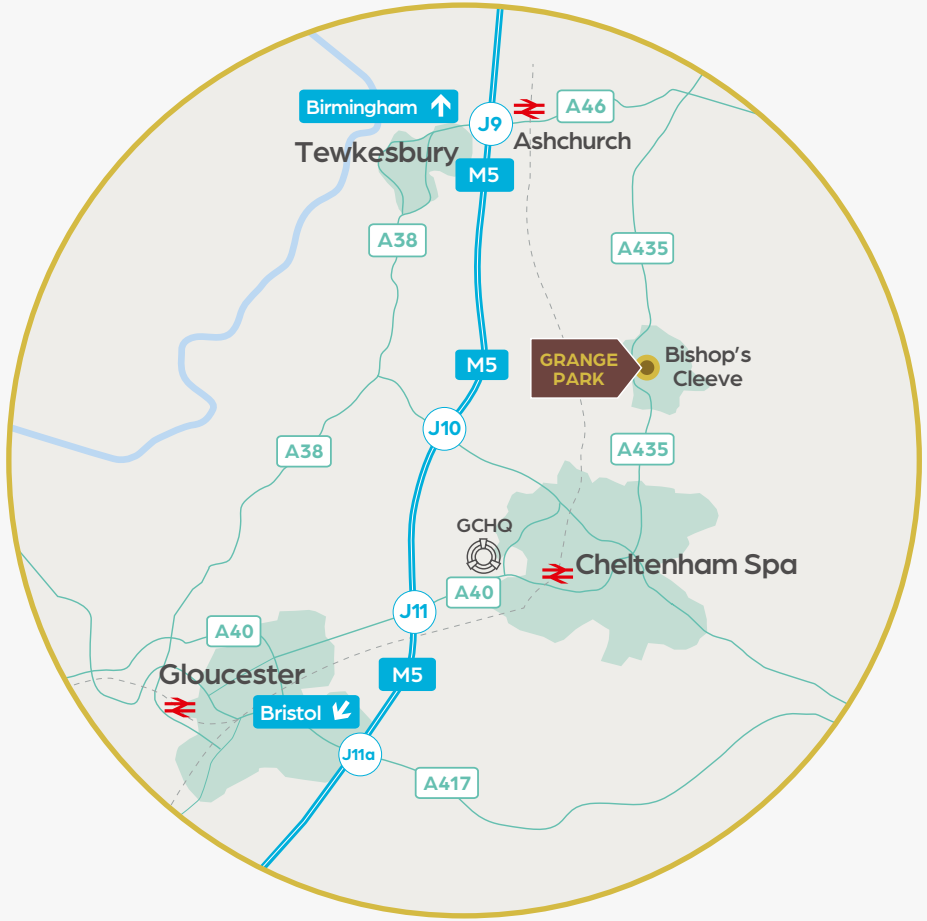
CONNECTIONS

- Cheltenham Spa Train Station 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

Location advantage.

Grange Park is exceptionally well connected.

- **Cheltenham Spa rail station**, just 4.3 miles south, offers direct trains to London Paddington in as little as two hours.
- The M5 is easily reached **via Junction 10 (4.8 miles)** or Junction 9 (6.2 miles), providing fast access to the national motorway network.
- On-site, a bus stop runs **services every 15 minutes** to Cheltenham town centre and the rail station via the Racecourse Park & Ride.
- Grange Park also marks the start of the 26-mile **Gloucestershire Cycle Spine**, linking Bishop's Cleeve with Cheltenham, Gloucester and Stroud.



SAT NAV
GL52 8YQ

JUST 3 MILES
from Cheltenham town centre

BUSES EVERY 15 MINS

Reimagined office space.

Phases 1 & 2
85%
LET

Grange Park is the National Property Awards, **'Regeneration Project of the Year'.** The refurbished EPC A rated space is 85% let and includes:

- Concierge reception
- Superior office space
- Ruby's Café
- Indoor breakout areas
- Secure cycle store
- Bookable meeting rooms
- Luxurious shower and changing facilities
- Electric car charging
- Regus serviced office centre (adjacent)

Up to 30% discount[1] on equivalent town centre space

1 Subject to terms

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

Ian Wills, JLL

The workplace people value.

Wellbeing and environment

A thoughtfully designed reception and **light-filled workspaces** set the tone for a welcoming atmosphere.

The landscaped parkland and 11-acre Grangefield offer **space for fresh-air breaks**, exercise, and nature walks.

Facilities and comfort

There's **free on-site parking**, secure cycle storage, showers, and changing facilities.

Inside, a mix of work zones and breakout spaces—including The Street, **a tree-lined boulevard with café** and social areas —support collaboration and relaxation.

Sustainability and efficiency

Grange Park combines comfort with sustainability. Its EPC A-rated offices feature fresh-air ventilation systems for **a healthier workplace**. Renewable electricity powers the estate, with solar panels supporting common areas.

For **greener travel, there are EV charging points** and excellent public transport links.

This commitment to the environment has been recognised with the **prestigious Green Apple** Gold Environment Award.

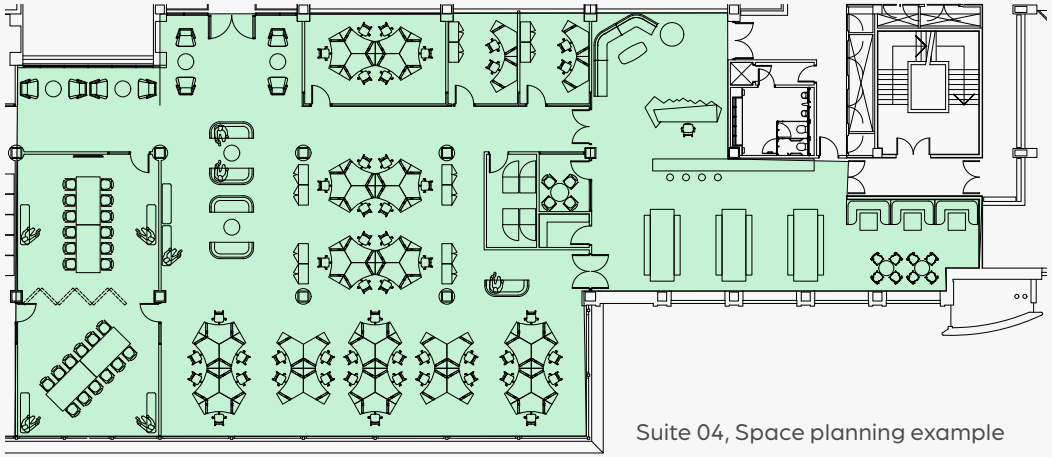
EPC A RATED
excellent energy efficiency

23 ACRES
amenity space inc. Grangefield Park

FREE PARKING
+ EV Charging Points

ON-SITE CAFÉ
& social areas

Drinks
AMERICANO
FLAT WHITE
LATTE
CAPPUCCINO
MOCHA
HOT CHOC
ICED AMERICANO
ICED MOCHA
ICED LATTE



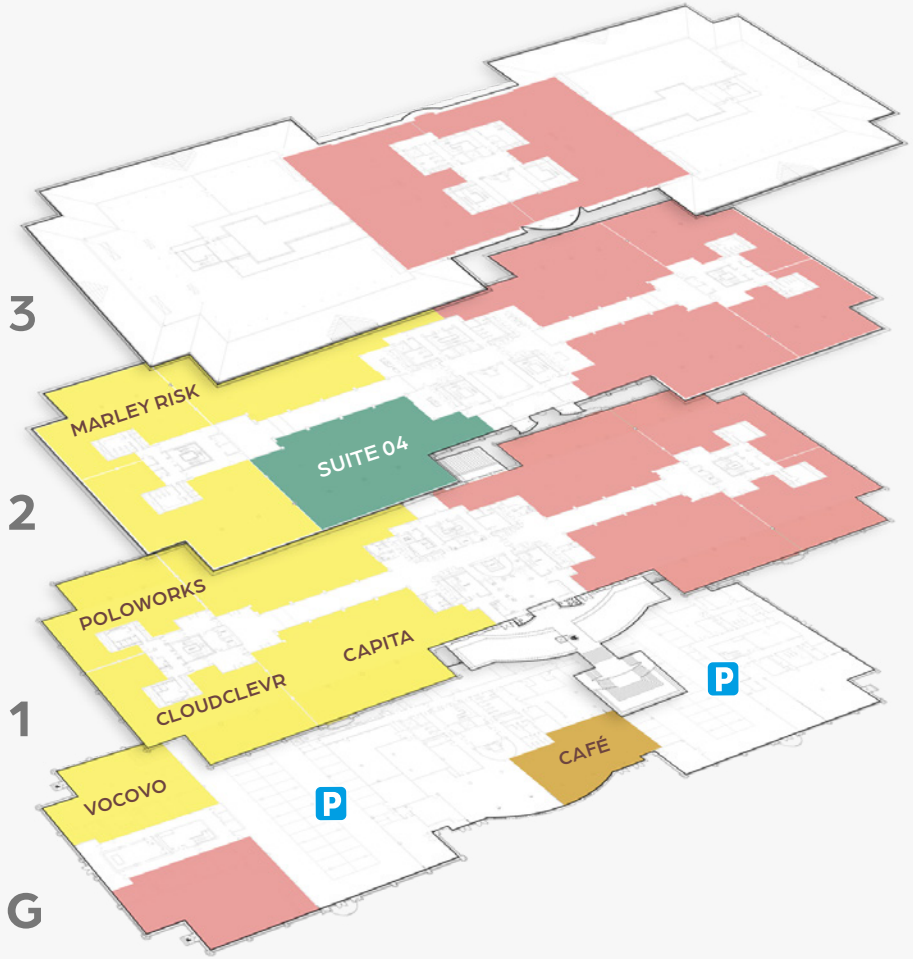
Suite 04, Space planning example

Available now.

Only **Suite 04** (8,000 sq ft / 749.4 sqm) of the reimagined space remains available on the second floor.

The third floor, yet to be refurbished, is **also availabl**e, please ask for details.

Looking ahead, **future phases** will bring additional opportunities, with **up to 70,000 sq ft** available on the Southside to meet specific requirements.



AVAILABLE NOW

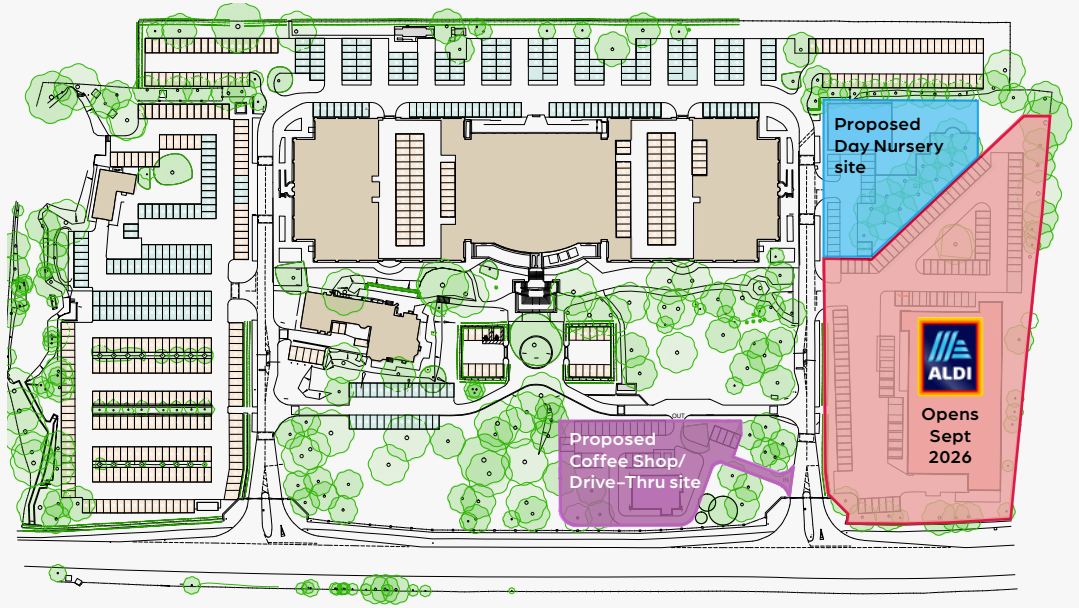
FUTURE PHASE

Future phase.

Phase 3, completing in 2026, will deliver a new **ground floor gym** and a refurbished **8,000 sq ft office suite** on the third floor, offering panoramic views across to Cleeve Hill.

Beyond this, plans include the full refurbishment of The Grange, Southside, unlocking a further **70,000 sq ft of EPC A-rated office space**, alongside a new **coffee shop with drive-thru** and a **day nursery.**

Together with its **landscaped parkland** and existing amenities, these developments will cement Grange Park's position as Gloucestershire's most desirable business destination.



ALDI OPENS 2026

Aldi received planning permission for an approx 14,000 sq ft (1,300 sq m) store in Summer 2025 and are targeting an opening date on September 2026 which will add to the on-site facilities to benefit occupiers.

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.

Excellent Energy Efficiency
EPC
A
Rating

GRANGEPARKCHELTENHAM.CO.UK

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