



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.



The Jockey Club  
Cheltenham Racecourse



# 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.

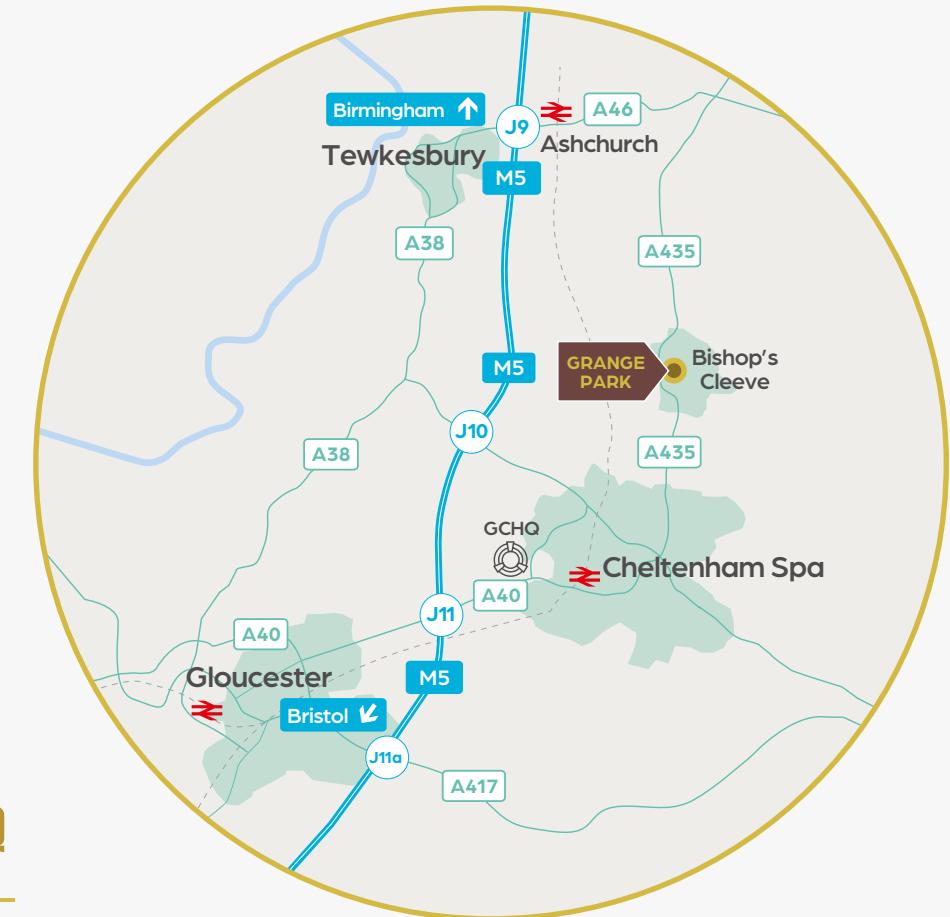


SAT NAV  
GL52 8YQ

JUST 3 MILES  
from Cheltenham town centre



BUSES EVERY  
15 MINS



# Reimagined office space.

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)

Phases 1 & 2  
85%  
LET



£   
Up to 30%  
discount<sup>1</sup> 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**.

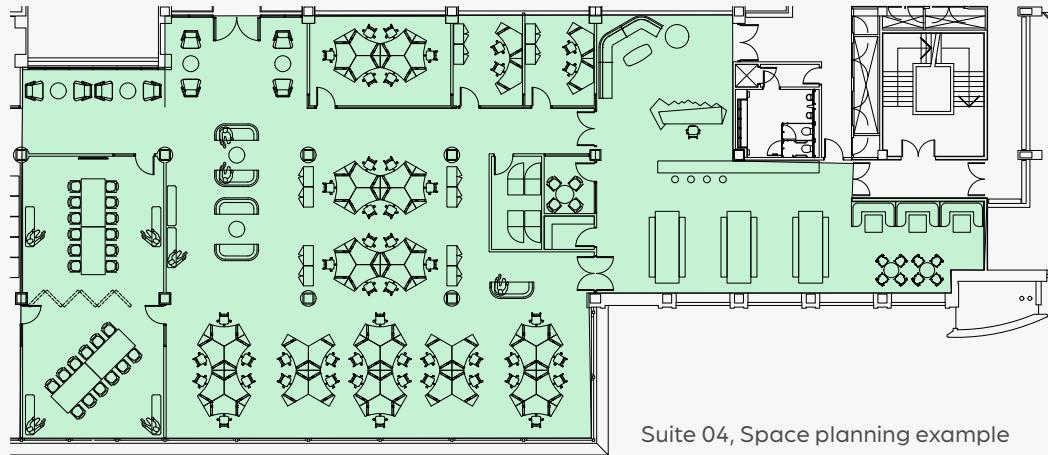


**23 ACRES**   
amenity space  
inc. Grangefield Park

**FREE PARKING**  
+ EV Charging Points 

  
**ON-SITE CAFÉ**  
& social areas





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 available**, 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

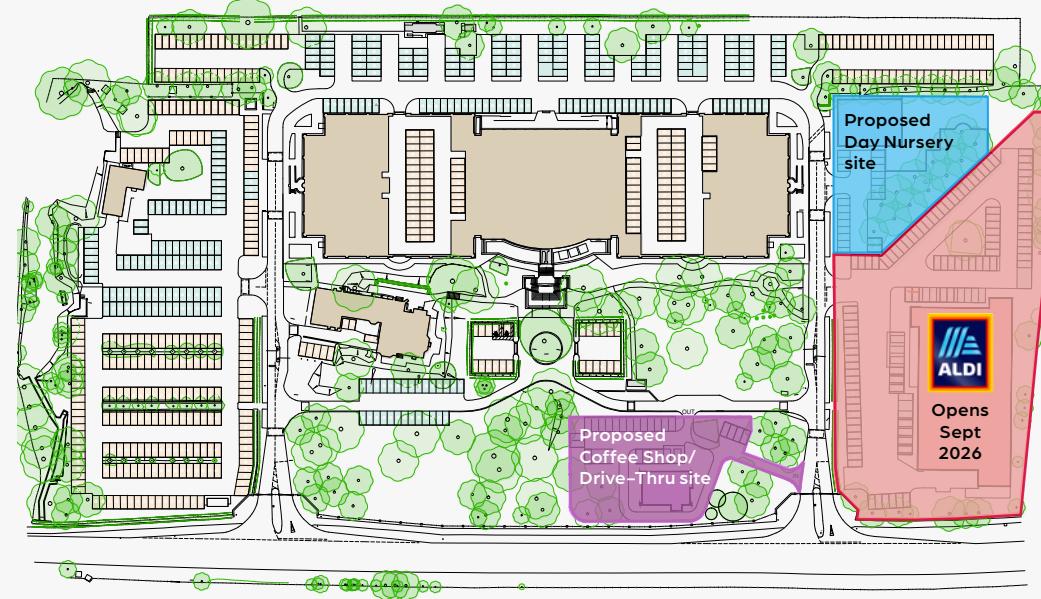
■ FUTURE PHASE

# 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.



## COMING SOON

A new 14,000 sq ft (1,300 sq m) Aldi store opening in September 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.

**GRANGE PARK CHELTENHAM.CO.UK**



## FOR MORE INFORMATION



**Richard Crabb**  
07908 576 332  
[richard@thponline.co.uk](mailto:richard@thponline.co.uk)

**Oliver Workman**  
07930 251 491  
[oliver@thponline.co.uk](mailto:oliver@thponline.co.uk)



**Ian Wills**  
07989 399 070  
[Ian.Wills@jll.com](mailto:Ian.Wills@jll.com)