



TO LET

The Brewery Quarter, Cheltenham

Inspiring town centre open plan workspace

6,120 sq ft (568.55 sq m)



Location.

Cheltenham Spa is a thriving and historic town sitting on the edge of the Cotswolds in Gloucestershire.

With a population of 118,800 (2021 census), Cheltenham has a vibrant centre with an international reputation for events, including the annual Literature, Science and Jazz Festivals.

Cheltenham is also regarded as the home of National Hunt racing, the highlight of which is the annual Cheltenham Festival held in March.

The town benefits from a strong strategic location with excellent access to junctions 10 and 11 of the M5 Motorway. Cheltenham Spa Railway Station provides direct and regular rail services to London Paddington. Staverton Airport is situated 4 miles to the north.

Travelling distances to the following towns are :-

- Gloucester – 9 miles**
- Tewkesbury – 9 miles**
- Bristol – 42 miles**
- Birmingham – 60 miles**
- Cardiff – 70 miles**
- London – 95 miles**



The Brewery Quarter.

Situated off the High Street in the very heart of Cheltenham, the Brewery Quarter is a modern 300,000 sq ft development providing a vibrant mix of leisure, retail and office uses.

Originally opened in 2006 the Scheme has more recently been extensively expanded to create additional office accommodation including the opening of a 104 bedroom Premier Inn Hotel.

Other occupiers include Cineworld, F45 Fitness, Soho Coffee, Flight Club, Urban Outfitters, BrewDog and Montpellier Legal.

SLG have chosen the Brewery Quarter for their UK office headquarters confirming the scheme as the premier business and leisure destination within Cheltenham.





The Office.

A modern 1st floor office providing a distinctive, contemporary and open plan environment.

The office benefits from an exclusive and sizeable entrance lobby at ground floor with a glazed entrance screen and sliding entrance door. A personal lift and wide staircase lead from the ground floor lobby directly to the office suit.

Internally the office is fitted with raised access floors, floor to ceiling glazing to the street elevation and high concrete ceilings with exposed services providing an impressive open plan working environment.

Ladies and gents WC's and a WC for disabled use are installed and fitted to a high specification.

A second staircase is located to the rear of the office providing direct access to a secure service yard for deliveries.

The office has a floor area of approximately 6,120 sq ft (568.55 sq m) measured on a Net Internal Area basis (NIA).



The Workspace.



Key Info.

Services

Mains water, drainage and an electrical supply are connected to the property. The property benefits from air conditioning throughout.

Business Rates

Interested parties are advised to make their own enquiries with the local Business Rates Authorities.

Terms

The premises are available by way of a new 'effective' full repairing and insuring lease for a negotiable term of years. A service charge is administered to contribute to the maintenance of the structural/external elements of the building and the upkeep of the common parts of the Brewery Quarter.

The letting will be outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 part II.

Rental

On application to the marketing agents.





To View.

By prior arrangement with the letting agents :

Kurt Wyman
kurt@kurtwymansurveyors.co.uk

Sam Williams
sam@kurtwymansurveyors.co.uk

01452 380064