



# QUADRANGLE

CHELTENHAM

QUADRANGLE, CHELTENHAM GL50 1PZ

NEWLY RENOVATED OFFICES  
FROM 6,500 SQ FT TO 52,371 SQ FT  
WITH UNDERGROUND PARKING

**TO LET**





## THE OFFICES

In the streetscape of this exciting landmark development, all plaza-facing ground floor units will benefit from new frontages, with adjoining public outdoor seating space, ensuring that Quadrangle builds a reputation as a vibrant hub of the town.

This will provide the offices with convenient on site options for catering and social requirements with attractive outside seating areas.



# WELCOME TO QUADRANGLE, CHELTENHAM

Quadrangle is a true destination venue for a variety of experiences, be that working in the 13,000 sq ft of offices, eating, shopping or simply relaxing.



Located at the junction of Imperial Square (Oriental Road) and the Promenade, the Quadrangle sits in the very heart of Cheltenham's Central Business District.

Immediately adjacent are the Town Hall and Imperial Gardens whilst Cheltenham Borough Council offices are situated on the Promenade within 100 metres.



## CHELTENHAM'S LARGER OFFICE BUILDINGS

- |    |                                   |    |                                   |
|----|-----------------------------------|----|-----------------------------------|
| 01 | ST JAMES' HOUSE, ST JAMES' SQUARE | 05 | ELLENBOROUGH HOUSE, WELLINGTON ST |
| 02 | JESSOP HOUSE, JESSOP AVENUE       | 06 | CHELTENHAM HOUSE, CLARENCE ST     |
| 03 | FESTIVAL HOUSE, JESSOP AVENUE     | 07 | 95 THE PROMENADE                  |
| 04 | HONEYBOURNE PLACE, JESSOP AVENUE  |    |                                   |



Quadrangle represents a significant and impressive upgrade to one of Cheltenham's most prominent office buildings.

Sympathetically designed contemporary offices on floor floors complemented by cafe and restaurant spaces amongst the boutique retail outlets on The Promenade and the popular restaurants of Montpellier.

Quadrangle is an exciting modern building adjacent to classic regency architecture, in what is already recognised as one of Cheltenham's most prestigious areas. The original landmark building has been sensitively renovated to a high specification, with a new ground-level plaza blended into the nearby tranquility of Imperial Gardens and boasting a stylish, new rooftop restaurant, with unique views over the town and beyond.

The newly refurbished offices will provide the latest in M&E technology in terms of energy efficiency, air-conditioning and heating, full height double glazed windows with solar protection, full access raised floors for cable management.





All of the office accommodation will provide open plan offices with exposed service fittings to provide a feel of a busy working environment.

The inner quadrangle allows natural light to reach all parts of the building and provides maximum options for individual occupier fit-out requirements.

*Computer generated image*



A prestige dedicated entrance with full time Reception facility will ensure on site security for office workers and visitors together with efficient building management.

#### FACILITIES

- Dedicated entrance lobby with fully staffed reception
- Secure bicycle parking
- Shower facilities
- Adjoining newly created plaza to provide outside seating area.

#### LEASE TERMS

On application to the Agents.

#### VAT

The property is VAT elected and VAT will be payable on rent and service charge.

#### BUSINESS RATES

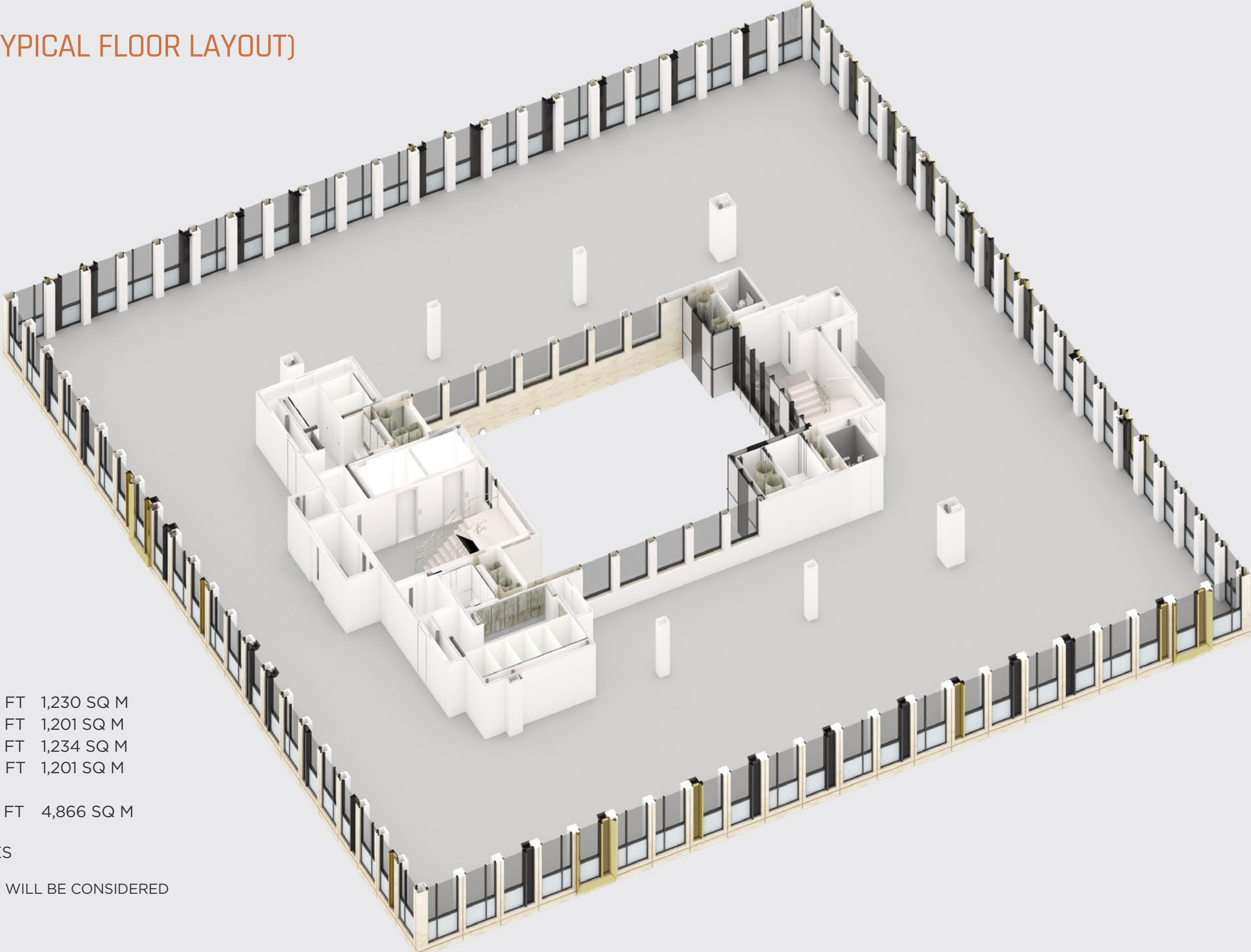
The building will be re-assessed for business rates following completion of the renovation works.

*Computer generated image showing the reception area.*





# QUADRANGLE (TYPICAL FLOOR LAYOUT)



1ST FLOOR	13,243 SQ FT	1,230 SQ M
2ND FLOOR	12,925 SQ FT	1,201 SQ M
3RD FLOOR	13,279 SQ FT	1,234 SQ M
4TH FLOOR	12,924 SQ FT	1,201 SQ M

TOTAL 52,371 SQ FT 4,866 SQ M

CAR PARKING 56 SPACES

LETTING OF HALF A FLOOR WILL BE CONSIDERED

FOR ALL ENQUIRIES:



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**For more information go to <https://quadranglecheltenham.co.uk>**

## **LEASE TERMS AND RENTAL ON APPLICATION**

### **IMPORTANT NOTICES**

#### **SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND**

None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

#### **MISREPRESENTATION ACT**

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute

part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.