

# JESSOP HOUSE

CHELTENHAM GL50 3SH

TO LET

297.8 – 3,562.7 sq m

3,206 – 38,349 sq ft



OUTSTANDING GRADE 'A'  
MODERN OFFICE SPACE



Excellent car  
parking provision



Café, showers and  
secure bike store



Close to shops, restaurants  
and local amenities

# GATEWAY TO THE COTSWOLDS, CHELTENHAM IS FAMOUS FOR ITS FESTIVALS, SCHOOLS AND REGENCY ARCHITECTURE





The town has good access to the motorway network with junctions 10 and 11 within 4 miles of the town centre. The A417/9 provides easy access to Swindon and the M4 to London. Cheltenham has a mainline railway station offering regular services to London Paddington (1 hour 50 minutes), Bristol Temple Meads (45 minutes) and Birmingham New Street (40 minutes).

Jessop House is situated on Jessop Avenue, now recognised as the established business quarter in the town centre, within a short walk of shops, restaurants and local amenities.

There is also a large Waitrose and Partners, with café, just a few minutes' walk along Jessop Avenue.



 CHELTENHAM SPA

 1.2 MILES  
 0.9 MILES

GLoucester  
8 MILES

OXford  
40 MILES

BRISTOL  
42 MILES

BIRMINGHAM  
45 MILES

CARDIFF  
65 MILES

LONDON  
95 MILES

BRISTOL ■ Bath

# THE NEIGHBOURS



- 1. Waitrose & Partners

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- 2. The Wilson Gallery

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- 3. The Brewery Quarter

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- 4. John Lewis & Partners

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- 5. Regent Arcade

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- 6. Everyman Theatre

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- 7. Town Hall

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- 8. Imperial Gardens

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- 9. Montpellier Gardens

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- 10. Montpellier

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- 11. Parabola Arts Centre

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- 12. Cheltenham Ladies College

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- I. **Jessop House**  
Signal / NCC Group / Wiggin

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- II. **Festival House**  
Investec / Crowe / Knights

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- III. **Honeybourne Place**  
Iress / Attivo

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- IV. **St James House**  
Office for Nuclear Regulation / BPE / Crowe / Brewin Dolphin / Barnet Waddingham

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- V. **Cheltenham House**  
WS Atkins / Microsoft / Northrup Grumman

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- VI. **Brewery Quarter**  
SLG Brands

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- VII. **Municipal Offices** (Borough Council)

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- VIII. **95 Promenade**  
Northrup Grumman / Wiggin Osborne Fullerlove

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- IX. **The Quadrangle**  
iPipeline / Savills

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- X. **Eagle Tower**

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# JESSOP HOUSE PROVIDES EXCELLENT GRADE 'A' OFFICE SPACE



SPACE AND LIGHT



The specification includes:

- ◆ Open plan office space with excellent natural light
- ◆ Full raised access floors
- ◆ Four pipe fan coil air conditioning
- ◆ Suspended ceilings with recessed lighting
- ◆ Three (10 person) passenger lifts to all floors

The building benefits from some fantastic amenities including:

- ◆ Extensive private roof terraces
- ◆ Café with communal outside terrace
- ◆ New shower and changing facilities
- ◆ Male, female and disabled compliant WC facilities on each floor



Externally, there is a secure bike store, and a car park providing generous parking with a ratio of 1 : 665 sq ft.



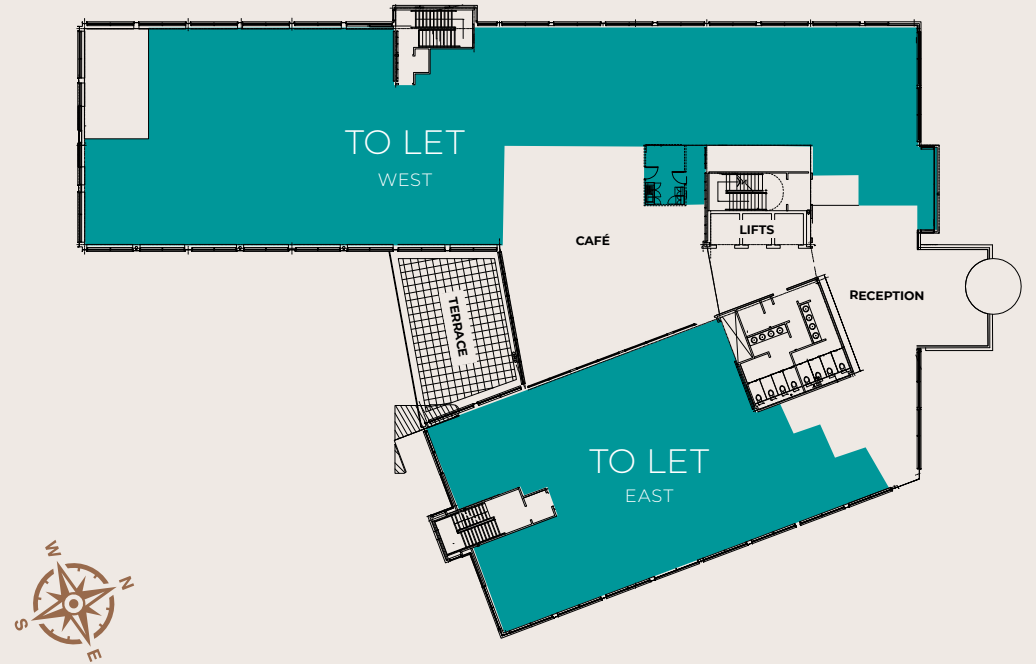
JESSOP AVENUE,  
CHELTENHAM'S  
BUSINESS QUARTER

# ACCOMMODATION

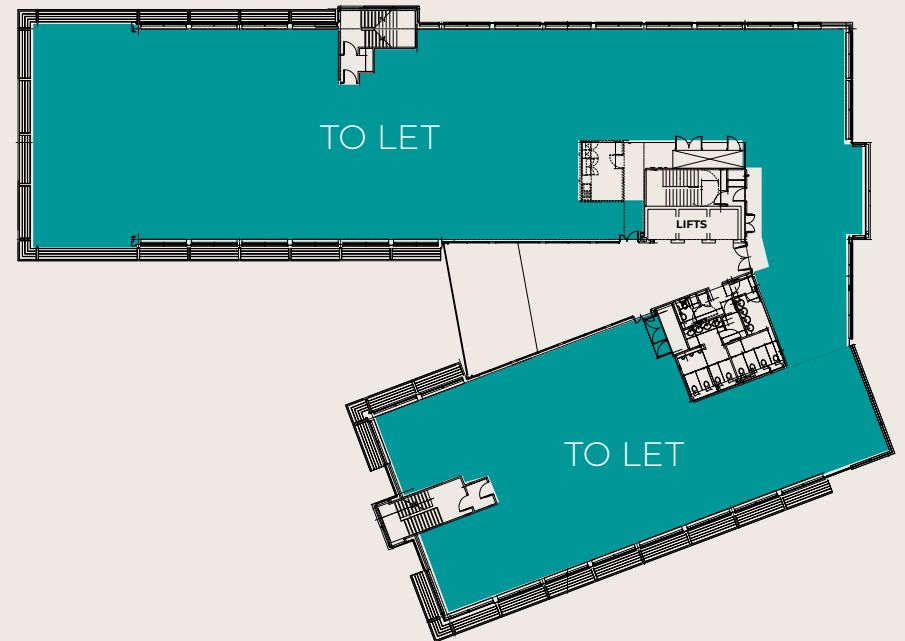
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

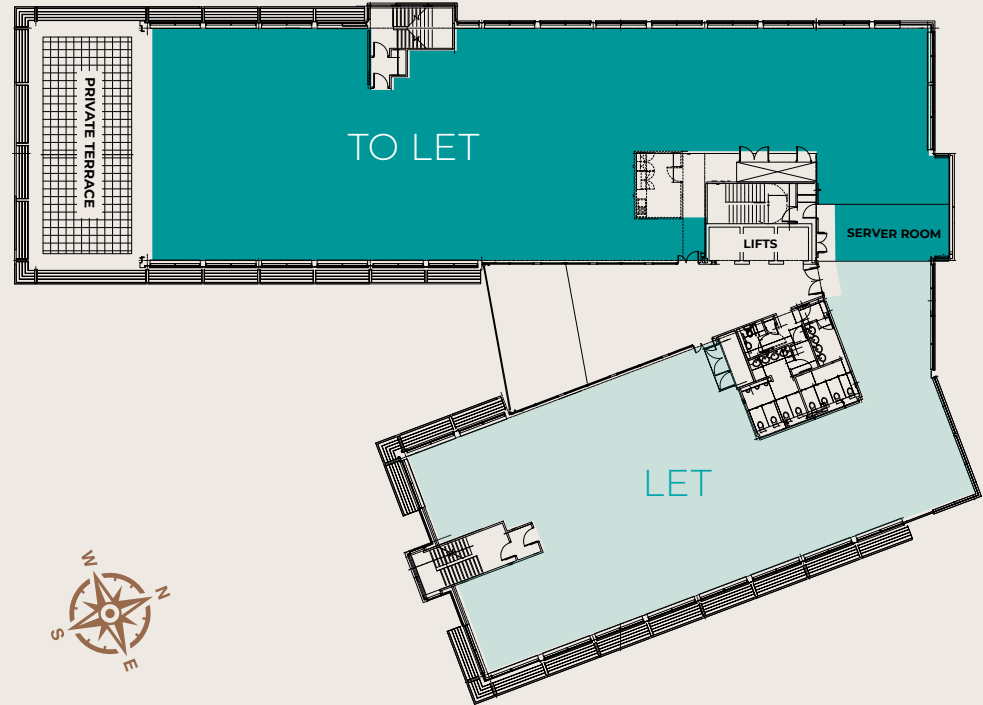


# ACCOMMODATION

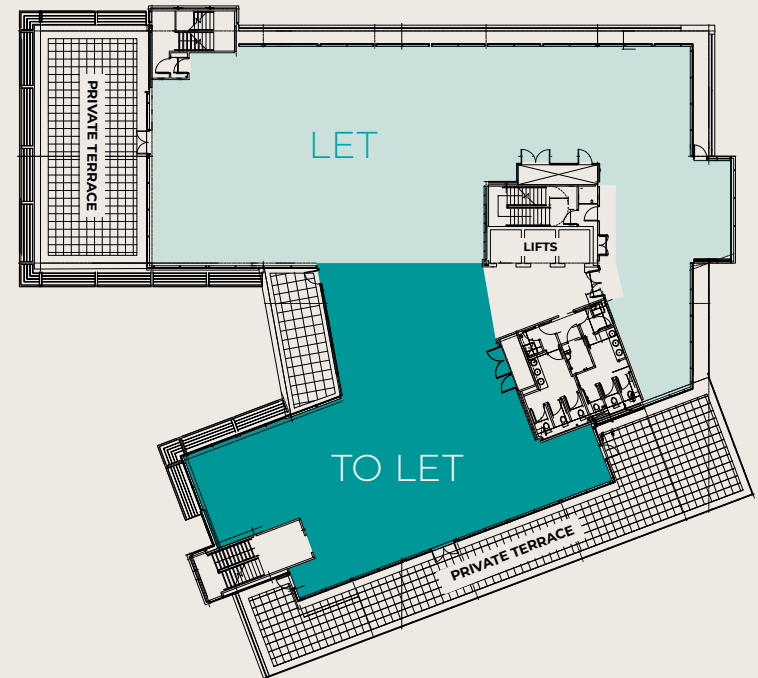
The approximate net internal floor areas of the available office suites are as follows:

Lower Ground Floor	252.6 sq m (2,719 sq ft)
Ground Floor West	677.9 sq m (7,297 sq ft)
Ground Floor East	344.1 sq m (3,703 sq ft)
First Floor	1,280.2 sq m (13,780 sq ft)
Second Floor West	710.2 sq m (7,645 sq ft)
Fourth Floor East	297.8 sq m (3,206 sq ft)
Total	3,562.7 sq m (38,349 sq ft)

## SECOND FLOOR



## FOURTH FLOOR



# JESSOP HOUSE

JESSOP AVENUE, CHELTENHAM GL50 3SH



## Terms

The offices are available by way of a new lease or leases for a term of years to be agreed.

## Rent

On application

## Service Charge

A service charge will be levied by the landlord and recoverable from the tenant as a contribution towards the upkeep, maintenance and management of the common areas.

## Rates

Rateable Values:

**Part Ground, Part Basement,  
1st Floor:** £312,500

**2nd Floor West:** £83,000

**4th Floor East:** £36,250

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

## Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

## EPC

Jessop House has an energy rating of D (86). A copy of the Energy Performance Certificate can be made available on request.

## Value Added Tax

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

## Viewing

By prior appointment with the joint agents.



**Richard Knightley**

richard.knightley@kbw.co.uk  
01242 244744



**Ian Wills**

ian.wills@eu.jll.com  
0117 930 5746