

# FESTIVAL HOUSE

Jessop Avenue | Cheltenham

# CHAMPIONS OF GREAT SPACE



EXTERIOR



**Festival House offers impeccable design, high specification facilities, powerful connectivity and all the amenities your business and staff need to thrive.**

The building offers client facing meeting rooms, private parking, bike storage, showers and changing facilities, along side a café and roof terrace.



Eye-catching  
reception

# ESG

Festival House uses 100% green energy which makes it a highly environmentally efficient building.

- WiredScore 'Gold'
- BREEAM 'Very Good'
- 100% Green energy
- EPC Rating B
- Environmentally sourced cleaning products



TWO HANDS CAFÉ

COMMUNAL ROOF TERRACE



# WELLBEING

The building has been equipped with everything an occupier could need, providing a comfortable yet productive workplace.

- Bicycle storage
- ActiveScore 'Silver'
- On-site café
- Communal breakout areas
- Shower facilities





# TAKING THE LEAD



On-site  
café



Meeting &  
event space

## TWO HANDS CAFÉ

Available exclusively for occupiers in the building, the Two Hands Café serves a delicious range of hot and cold food and drinks.

## CLOCKWISE

Clockwise occupies a number of floors at Festival House, offering a fully serviced workspace solution with event spaces and multiple meeting rooms available for hire.

# A SMARTER FINISH



— COMMUNAL ROOF TERRACE



New VRF  
air conditioning



On site security  
& commissionaire



Flexible  
leasing options



Roof  
Terrace



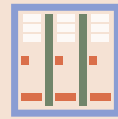
Secure  
car parking



Showers



Cycle  
storage



Lockers &  
changing rooms



Disabled  
access



Excellent  
natural light

# YOUR WORKSPACE SOLUTION



SEATING AREA

## READY TO FIT SPACE



**A blank slate to make the space your own.**

This option gives you the opportunity to fit out your office space how you like, to suit your business and culture.

Simple.

## FITTED SPACE



**A traditional lease but with the benefit of an initial fit out already done for you.**

The flooring is laid, there's a kitchen and meeting room ready for you to fill, plus a comms room so you can securely get up and running quickly.

## FITTED FURNISHED SPACE



**We'll provide the furniture, you just bring your team and their tech and you're ready to go.**

With all furnishings included, there's nothing left to do apart from move in – top quality workspace allowing for a seamless transition.

## MANAGED SPACE



**Why not let us take care of maintaining your space?**

Save yourself the hassle of organising cleaners, changing light bulbs, emptying the bins, maintaining printers and even all the health and safety of running a commercial space – not to mention the internet and utilities – let us do all that for you so you can get on with what you do best.

SPACE  
YOUR  
WAY





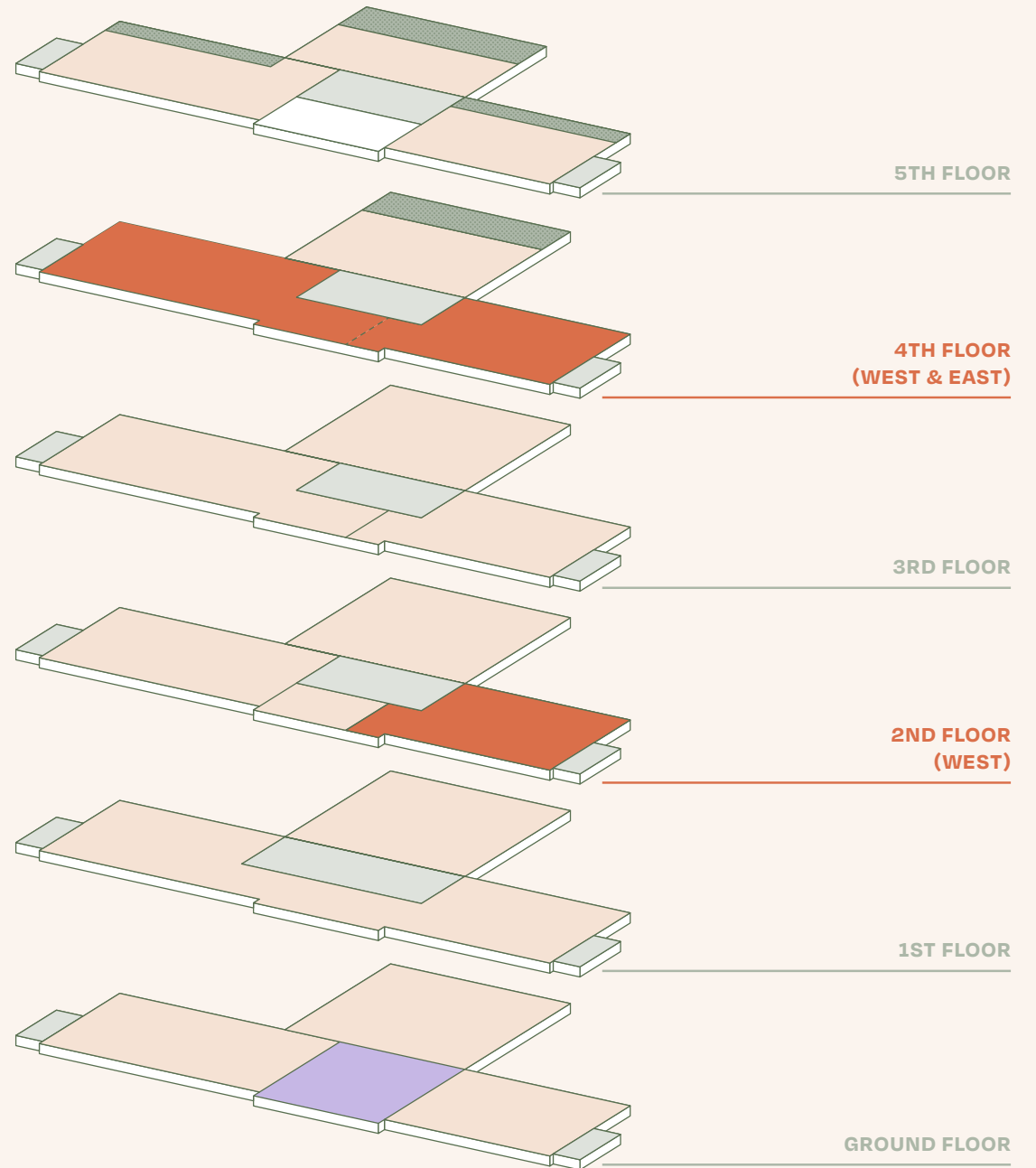
LIGHT +  
BRIGHT



# FLEXIBLE SPACE

FLOOR	UNIT	SQ FT	SQ M
4th	West & East*	7,395	687.0
2nd	West	2,778	258.1
<b>TOTAL</b>		<b>10,173</b>	<b>945.1</b>

\*Available as a whole or split.



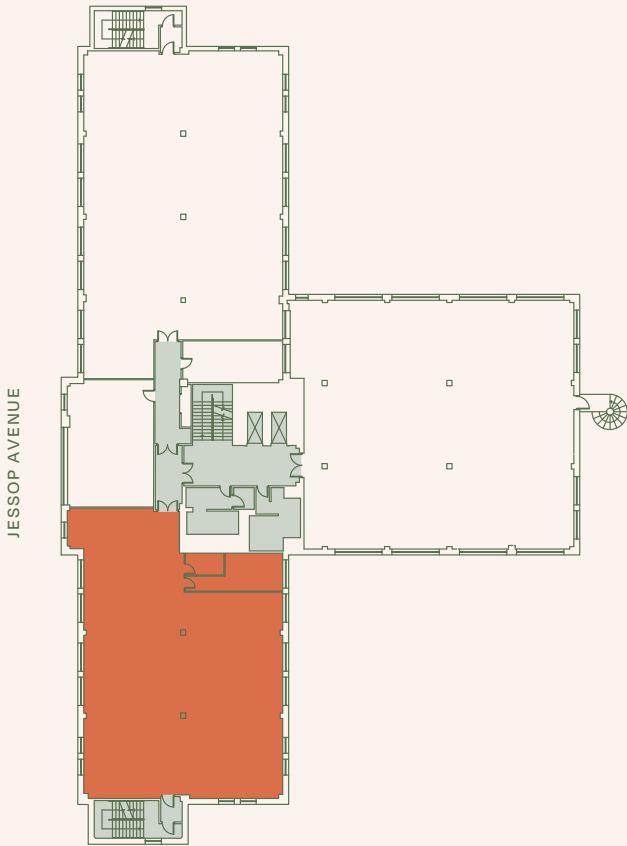


SPACE  
THAT  
WORKS

## 2ND FLOOR

( WEST ) ●

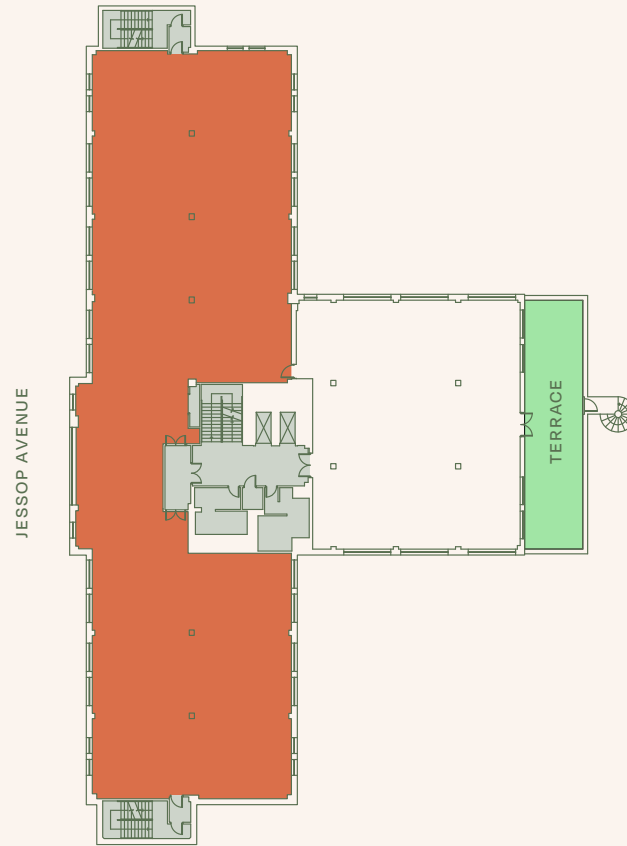
2,778 SQ FT /  
258.1 SQ M



## 4TH FLOOR

( WHOLE ) ●

7,395 SQ FT /  
687.0 SQ M

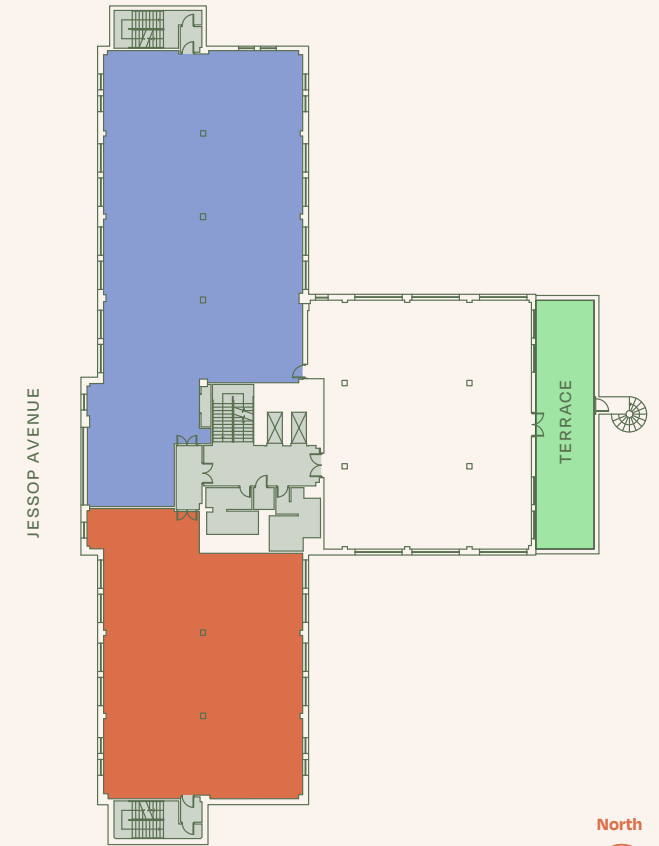


## 4TH FLOOR SPLIT

( WEST ) ● ( EAST ) ●

2,778 SQ FT /  
258.1 SQ M

4,617 SQ FT /  
428.9 SQ M



North



For indicative purposes only. Not to scale.



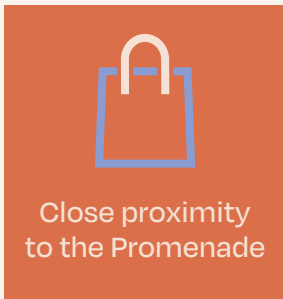
PITTVILLE PARK —



PROMENADE, CHELTENHAM —

### A host of amenities on your doorstep.

Cheltenham has much to offer, a vibrant mix of high street retail, independent boutiques, artisan street food and bustling markets – making for an exciting lifestyle destination.



Close proximity  
to the Promenade



THE IVY, CHELTENHAM —



MALMAISON, CHELTENHAM —



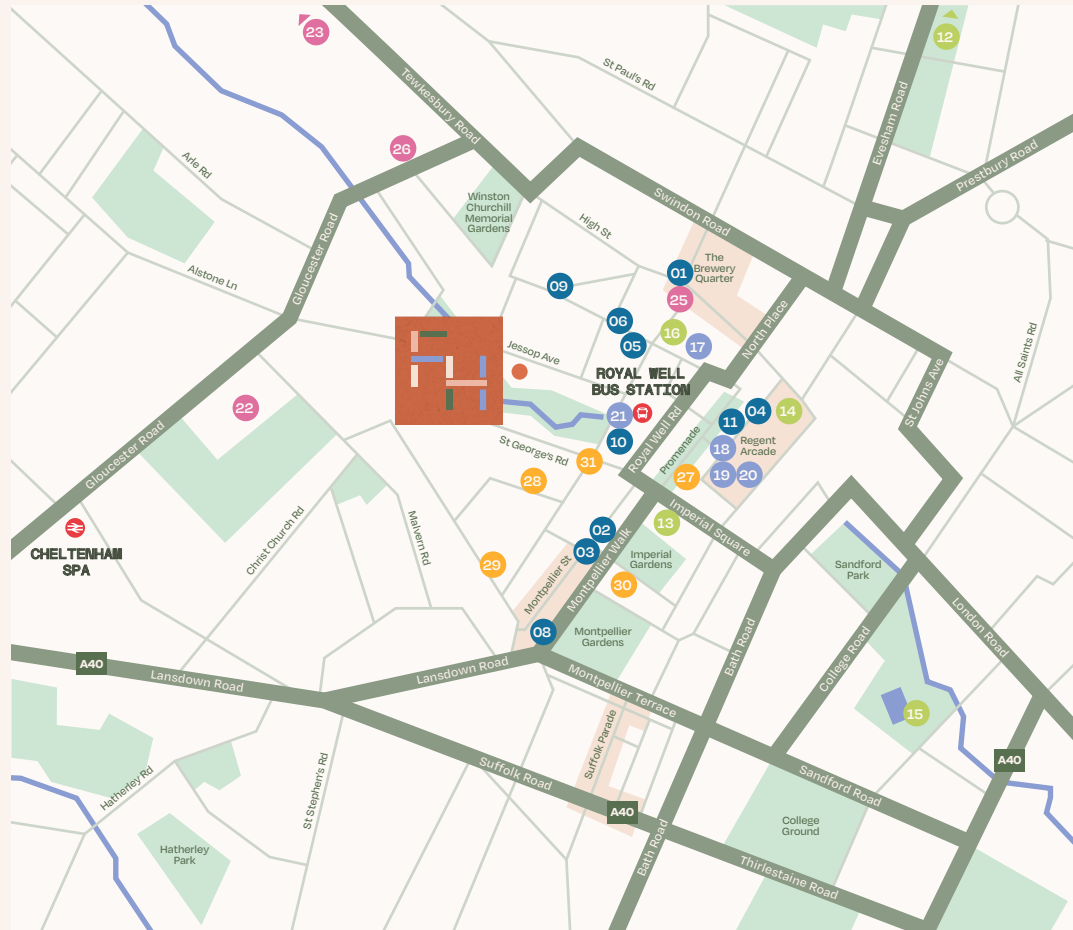
JOHN LEWIS, CHELTENHAM —



# CLOSE AT HAND

The building is conveniently located just a short walk from Royal Well station, in the city's bustling business district.

Outside Festival House you'll find on-site parking and cycle paths. Take a short walk to Cheltenham Spa rail station.



**07** minutes  
 Royal Well Bus Station

**16** minutes  
 Cheltenham Spa Train Station

**15** minutes  
 M5 (J11)

**40** minutes  
 Bristol Airport

### Bars & Restaurants

- 01 Cosy Club
- 02 Gin & Juice
- 03 John Gordons
- 04 Kibou
- 05 MUSE Brasserie
- 06 The Bottle of Sauce
- 07 The Coconut Tree
- 08 The Ivy Montpellier Brasserie
- 09 The Railway
- 10 The Tavern
- 11 WoodKraft Cheltenham

### Culture

- 12 Cheltenham Racecourse
- 13 Cheltenham Town Hall
- 14 Everyman Theatre
- 15 Sandford Parks Lido
- 16 The Wilson Art Gallery

### Coffee

- 17 Boston Tea Party
- 18 Society Café
- 19 SOHO Coffee
- 20 The Coffee Dispensary
- 21 The Scandinavian Coffee Pod

### Fitness

- 22 CLC Health and Fitness Centre
- 23 TheGym
- 24 Everlast Gyms
- 25 F45
- 26 JD Gyms

### Hotels

- 27 131 Promenade
- 28 Hotel du Vin
- 29 Malmaison
- 30 Queens Hotel
- 31 The George



FESTIVAL HOUSE

Founded in 2010, we are a leading UK-based private real estate investor that combines research-led investment themes with vertical integration and in-house operating platforms.

We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



— THE GENERATOR BUILDING

MOUNTBATTEN HOUSE —



1 GOLDEN LANE —



## OUR ESG FOCUS

**Environmental, social and governance factors are embedded in our investment process which not only reduces risk but also generates value for our investors.**

Select examples in practice are:

- socially responsible business plans that integrate our local communities

- revitalising heritage buildings and improving local landscapes providing spaces or funds for local community use
- active consultation with and responsiveness to local stakeholders
- improving building quality to provide greater energy efficiency and disabled accessibility



CLUB LOUNGE

# FURTHER INFORMATION

## VIEWINGS

Strictly through the sole letting agents:

**Oliver Workman**

07930 251 491

[oliver@thponline.co.uk](mailto:oliver@thponline.co.uk)



[FESTIVAL-HOUSE.COM](https://www.festival-house.com)

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