

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



FESTIVAL HOUSE

WELLBEING

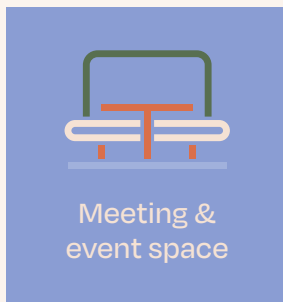
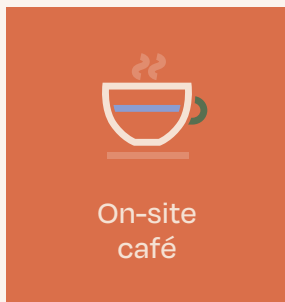
The building has been equipped with everything an occupier could need, providing a comfortable yet productive workplace.

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





TAKING THE LEAD



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



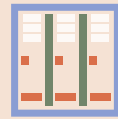
Secure
car parking



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.

WORK
YOUR
WAY





—
**LIGHT +
BRIGHT**
—

—

READY TO FIT SPACE

—



— SECOND FLOOR EAST —

— SECOND FLOOR EAST



— SECOND FLOOR WEST



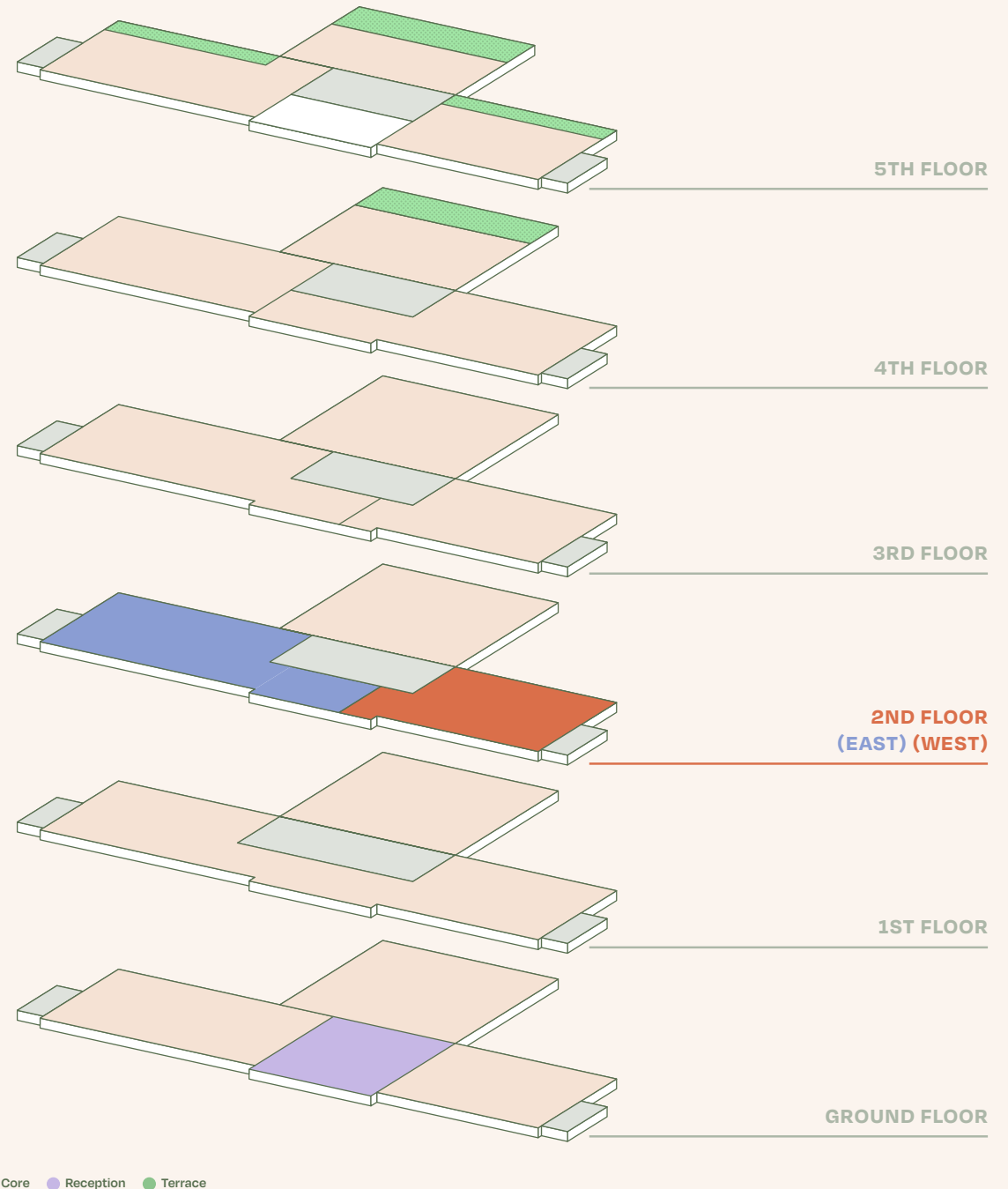
FLEXIBLE WORKSPACE

The available 2nd floor is offered in new CAT A condition and can be taken as a whole or as individual suites.

It offers excellent natural light and exposed services, providing a flexible space ready for an occupier to make their own.

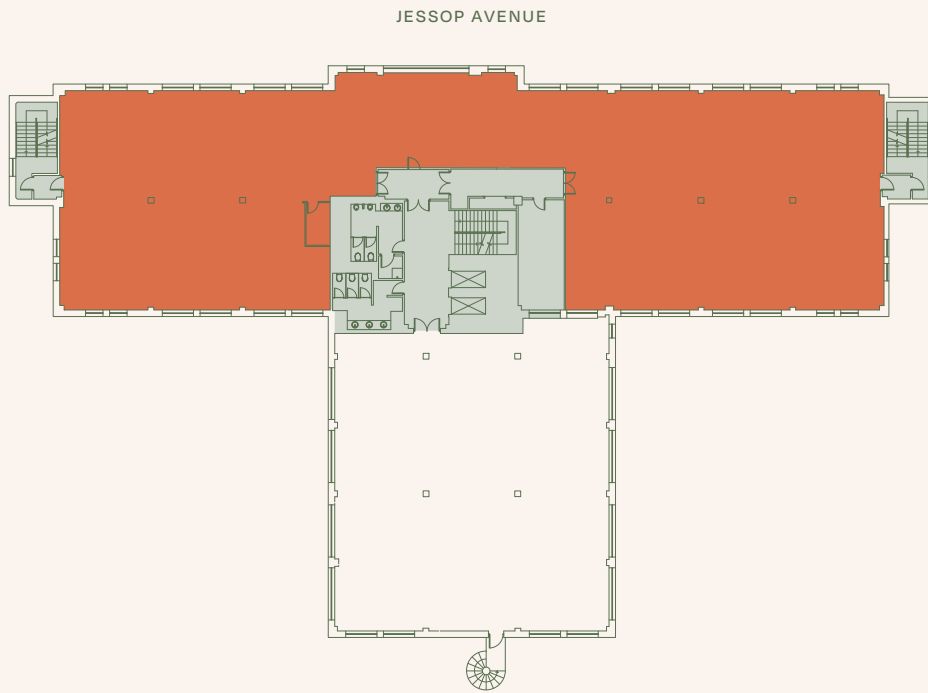
FLOOR	UNIT	SQ FT	SQ M
2nd*	East	3,964	368.3
	West	3,000	278.7
TOTAL		6,964	646.9

*Available as a whole or split floor.



2ND FLOOR

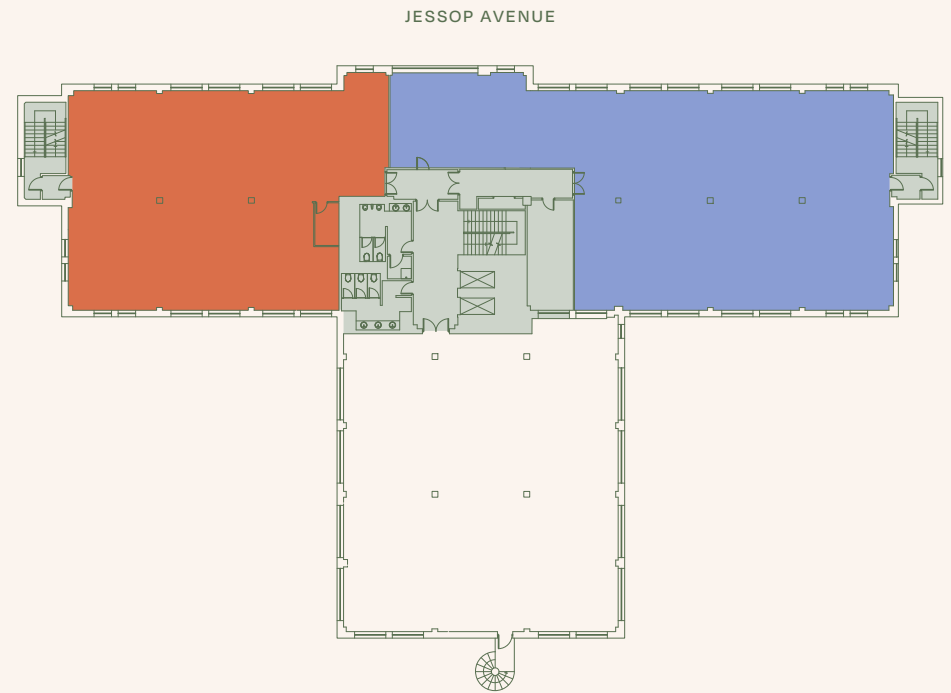
■ **WHOLE** 6,964 SQ FT / 646.9 SQ M



2ND FLOOR (SPLIT)

■ **EAST** 3,964 SQ FT / 368.3 SQ M

■ **WEST** 3,000 SQ FT / 278.7 SQ M



North



For indicative purposes only. Not to scale.



MAKE
YOUR
MARK



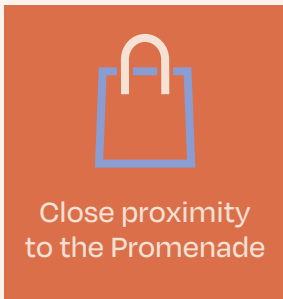
PITTVILLE PARK —



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 —



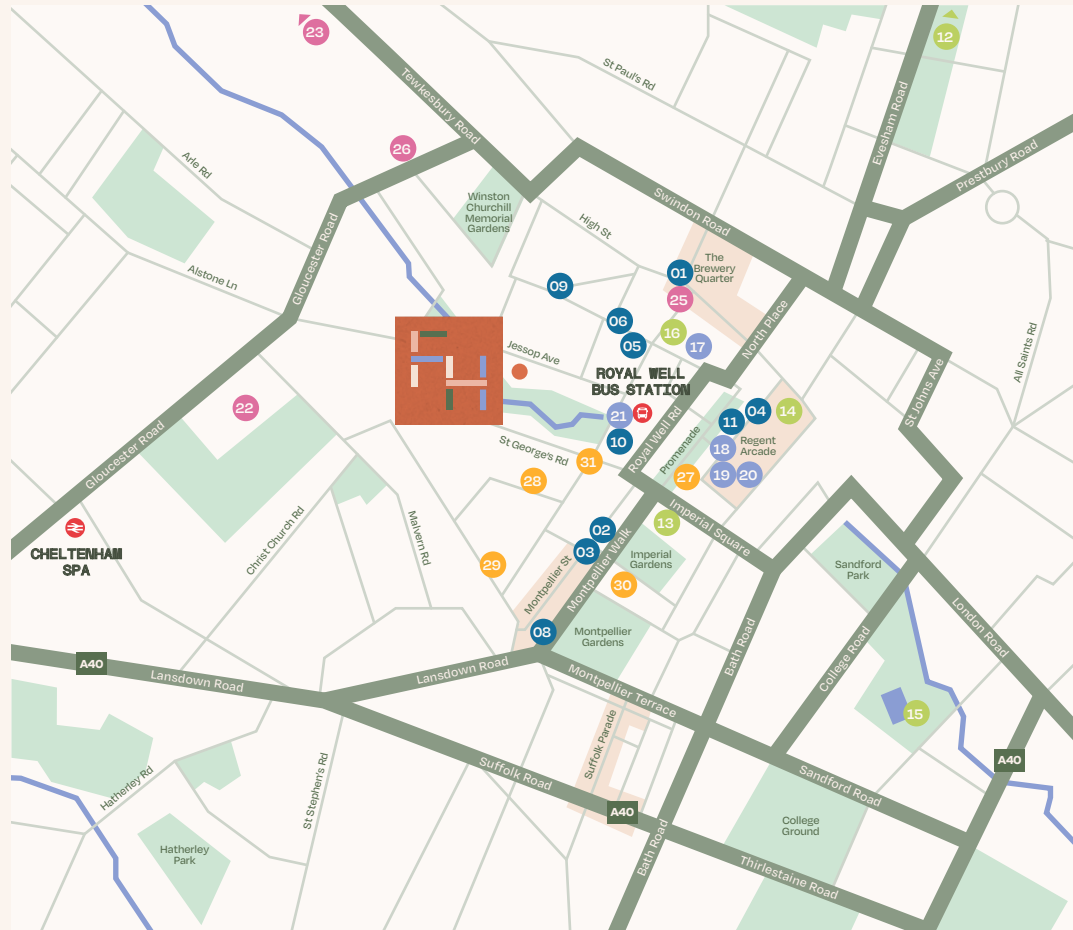
JOHN LEWIS, CHELTENHAM —



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.



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

07
minutes

Royal Well
Bus Station

16
minutes

Cheltenham Spa
Train Station

15
minutes

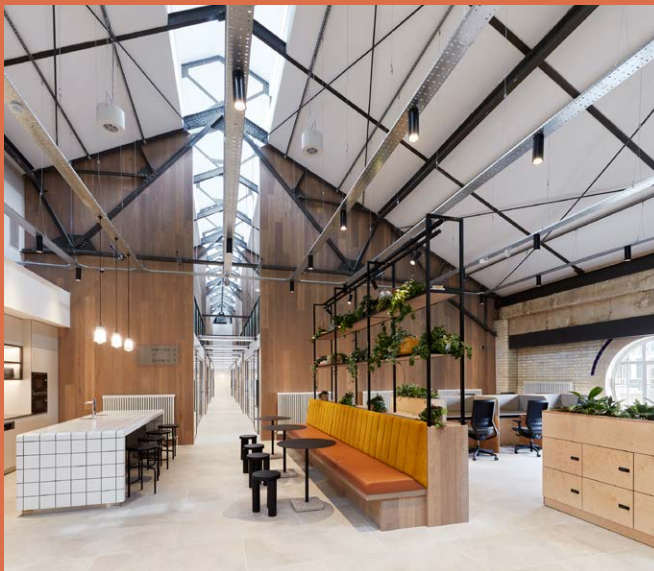
M5 (J11)

40
minutes

Bristol Airport

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



THP Chartered Surveyors on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. April 2026.

Designed by Cre8te - 020 3468 5760 - cre8te.london