

PRESSWORKS  
7-9  
AMBROSE ST  
CHELTENHAM  
GL50 3LG

Prime Offices to Let: 686–2,438 sq ft

[studiospace.group/cheltenham-pressworks](https://studiospace.group/cheltenham-pressworks)







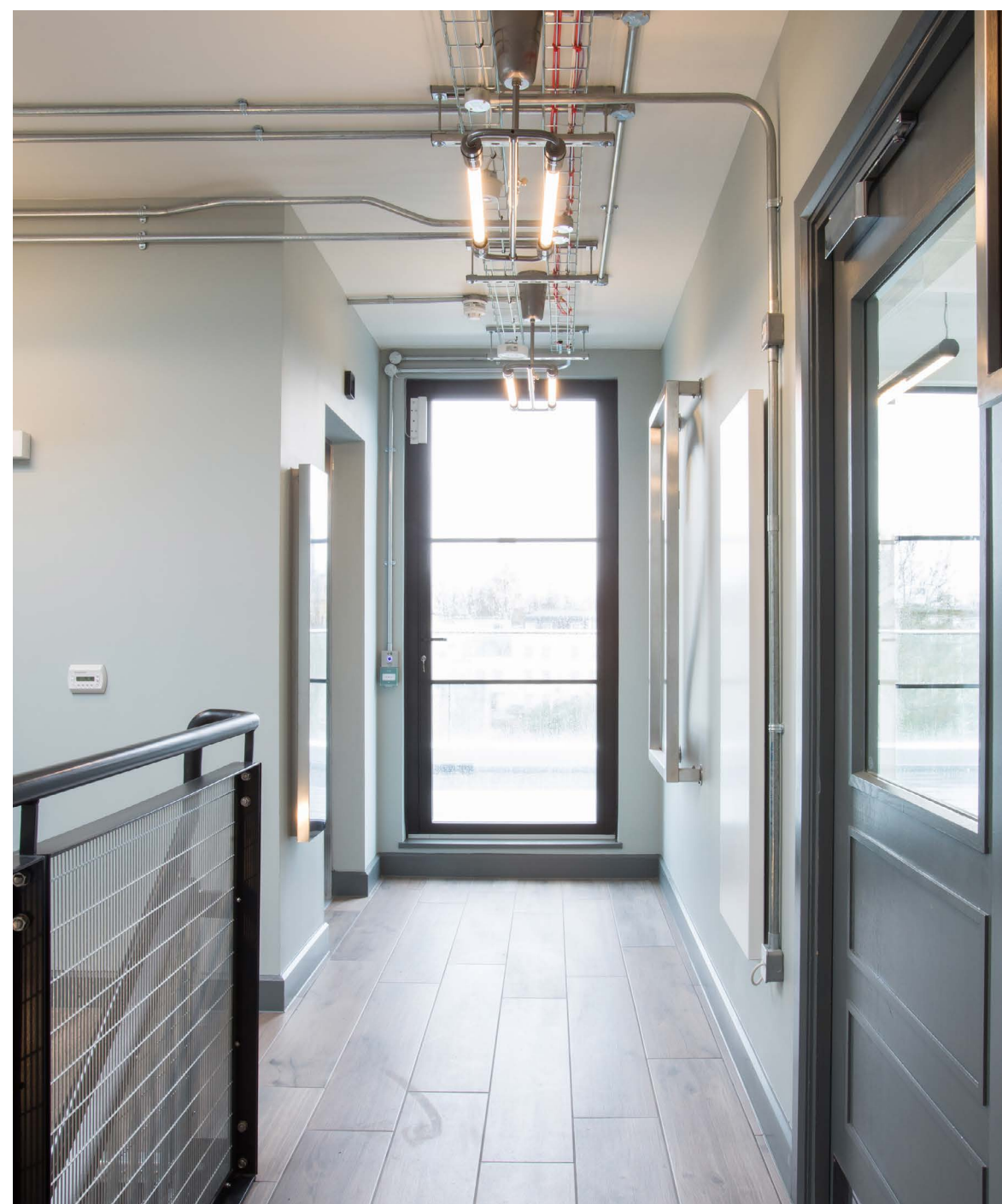
# AN ULTRAMODERN WORKSPACE

**Pressworks is a premium new workspace set on Ambrose Street, in Cheltenham's historic Regency town centre.**

Over the years the building has been home to various 'Works', housing coach painters, mechanics and numerous printers. It has been extensively renovated into state-of-the-art offices, an ultramodern workplace designed to exceed expectations.

With a new roof extension, Pressworks offers self-contained units with contemporary, pared-back finishes.

The new facade has a nod to its industrial heritage, with a modern frontage, glazed tiles, and smart new windows all bringing it back to life.

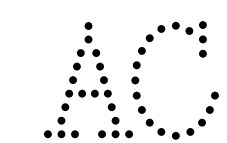




# DESIGNED AROUND HOW WE WORK TODAY

Pressworks offers three fully self-contained units, set over three floors. Contemporary design, premium finishes and materials, smart phone access control and fibre pre-installed ready for occupation. Pressworks is the brightest new workspace in the city, designed around how we work today.

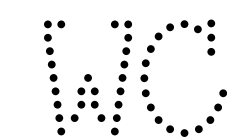
## The Details



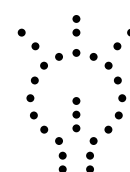
Fully air conditioned  
/comfort cooled



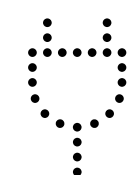
EPC B



High specification toilets  
serving all offices



LED lighting with  
daylight dimming



100% Electric



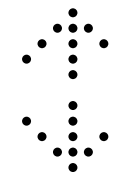
Shower rooms, changing  
rooms and drying facilities



Secure cycle racks



Car Parking at  
a ratio of 1: 1000



Feature 8 person lift





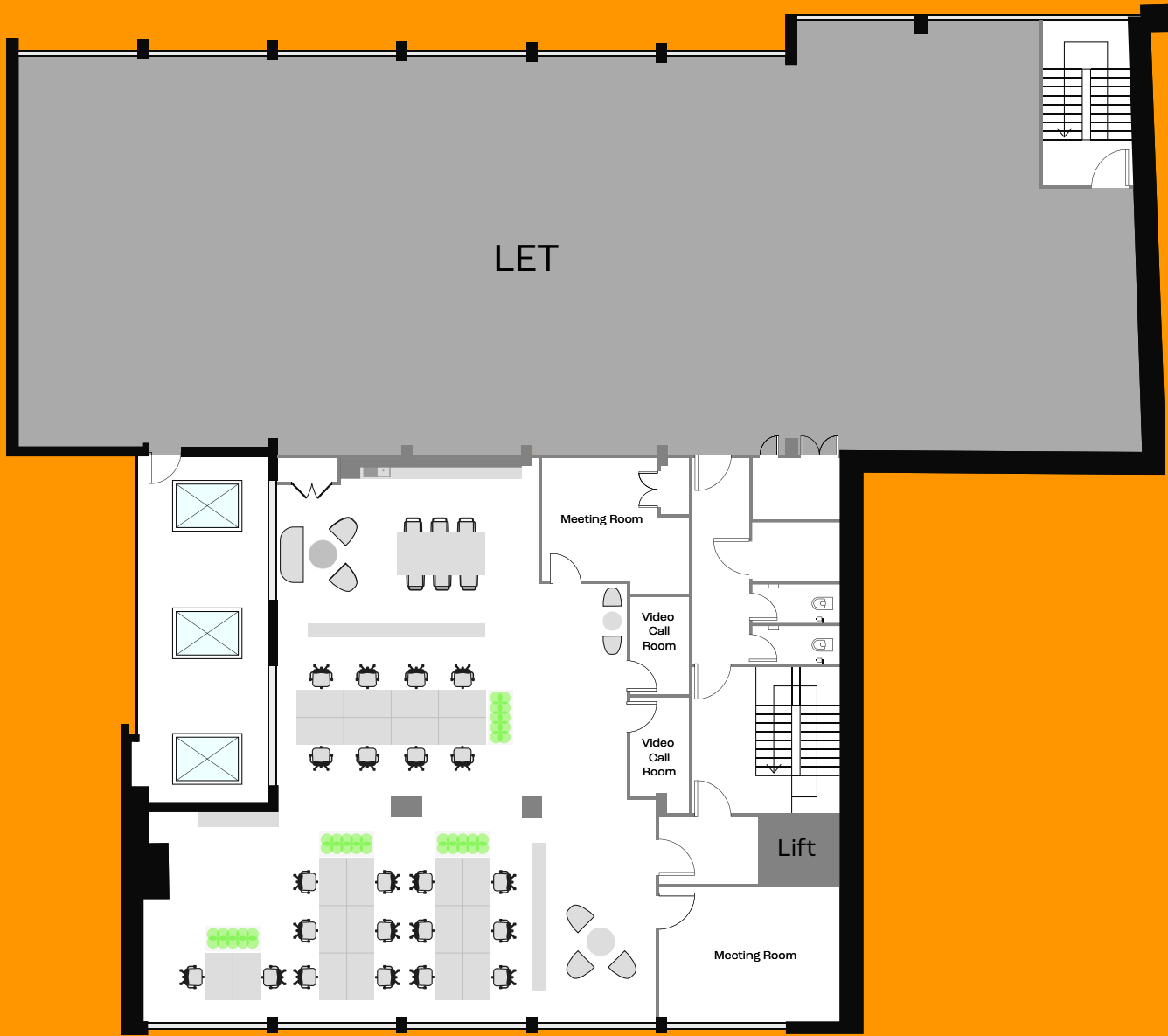
# THE SPACE



A

Full First Floor (Front)  
2,438 sq ft

CHAPEL STREET



AMBROSE STREET

B

Part First Floor (Front)  
1,894 sq ft

CHAPEL STREET



AMBROSE STREET

C

2-way Split of First Floor  
686 sq ft (1) / 1,198 sq ft (2)

CHAPEL STREET



AMBROSE STREET

○ Available on a fitted or unfitted basis

● N/A

# THE LOCATION

A pretty and historic Spa town set on the fringe of the Cotswolds AONB. Cheltenham is full of beautifully preserved Regency Architecture, and boasts a thriving cultural scene packed with a wide range of independent and International festivals.

Don't be fooled by its quaint appearance- it's got a thriving business community catering to small and big business alike. It's home to the one of the UK's most famous racecourses too!

## Bus Stops

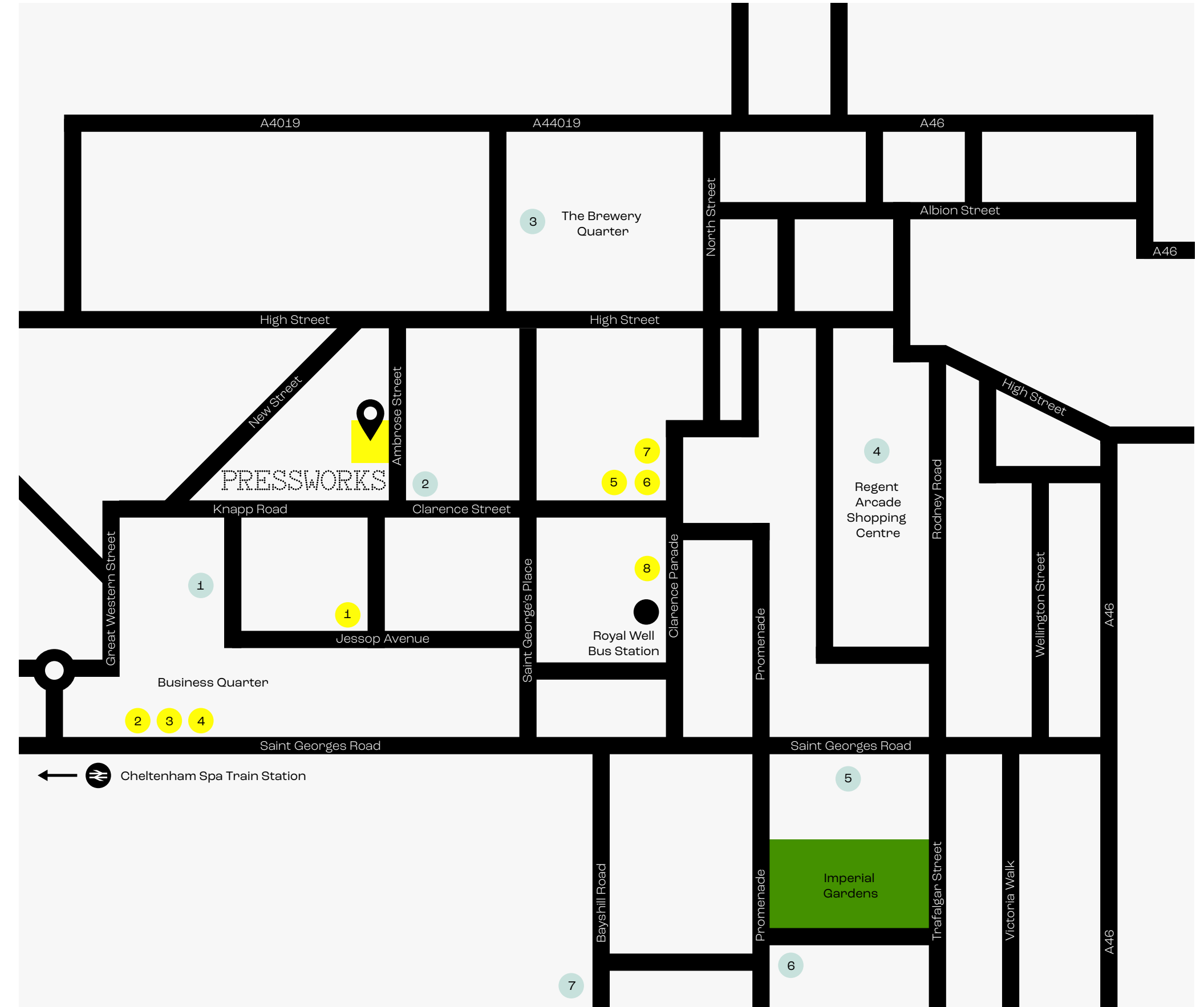
Ambrose St  
30 sec walk

St James House  
2 min walk

Henrietta St  
2 min walk

## Train Stations

Cheltenham Spa  
18 min walk



## Local Occupiers

- 1 - Brewin Dolphin
- 2 - Investec
- 3 - Iress
- 4 - Wiggin LLP
- 5 - Microsoft
- 6 - Northrop Grumman
- 7 - WS Atkins
- 8 - HESA

## Amenities

- 1 - Waitrose & Partners
- 2 - The Bottle of Sauce
- 3 - The Brewery Quarter
- 4 - Regent Arcade Shopping Centre
- 5 - Cheltenham Town Hall
- 6 - Queens Hotel Cheltenham
- 7 - Malmaison Hotel

# PRESSWORKS

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