

# PRESSWORKS

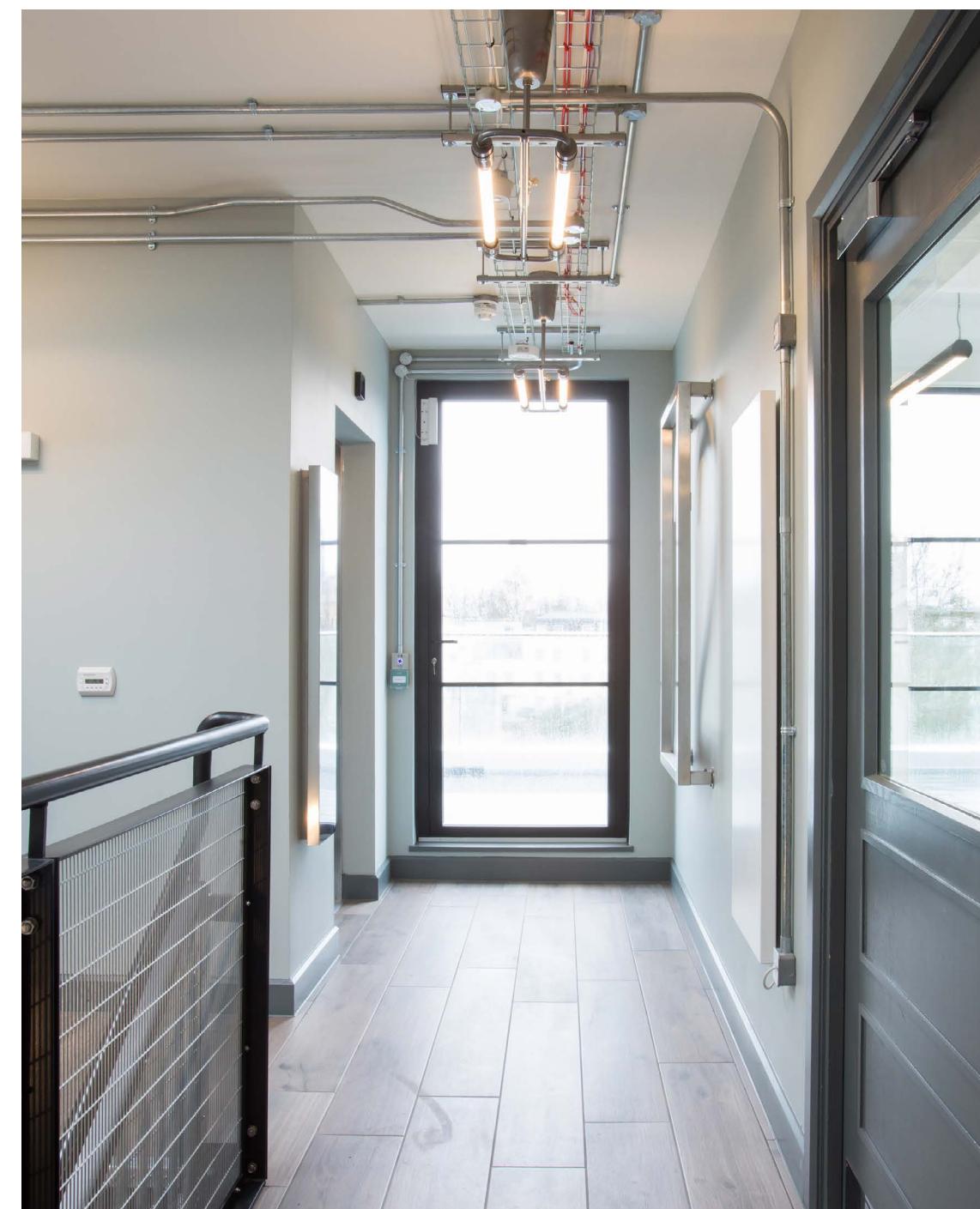
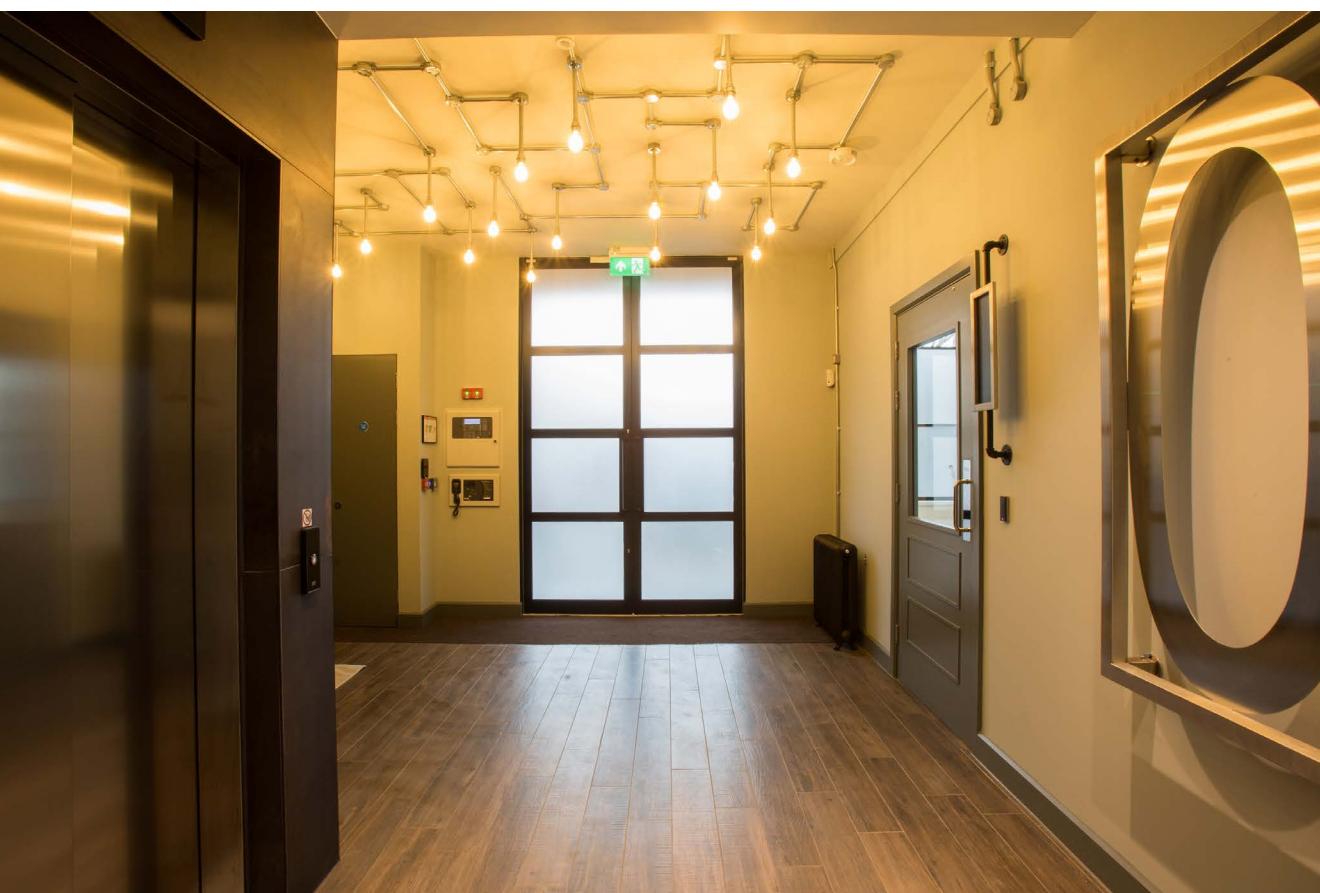
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AMBROSE ST  
CHELTENHAM  
GL50 3LG

Prime Offices to Let: 686–2,438 sq ft

[studiospace.group/cheltenham-pressworks](http://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

AC

Fully air conditioned  
/comfort cooled

B

EPC B

WC

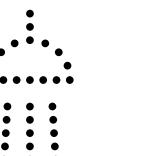
High specification toilets  
serving all offices

LED

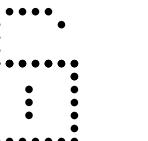
LED lighting with  
daylight dimming

EV

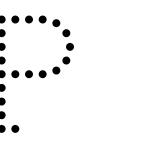
100% Electric



Shower rooms, changing  
rooms and drying facilities



Secure cycle racks



Car Parking at  
a ratio of 1: 1000



Feature 8 person lift



# THE SPACE

NORTH

A

Full First Floor (Front)  
**2,438 sq ft**

CHAPEL STREET



B

Part First Floor (Front)  
**1,894 sq ft**

CHAPEL STREET



C

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

CHAPEL STREET



# 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

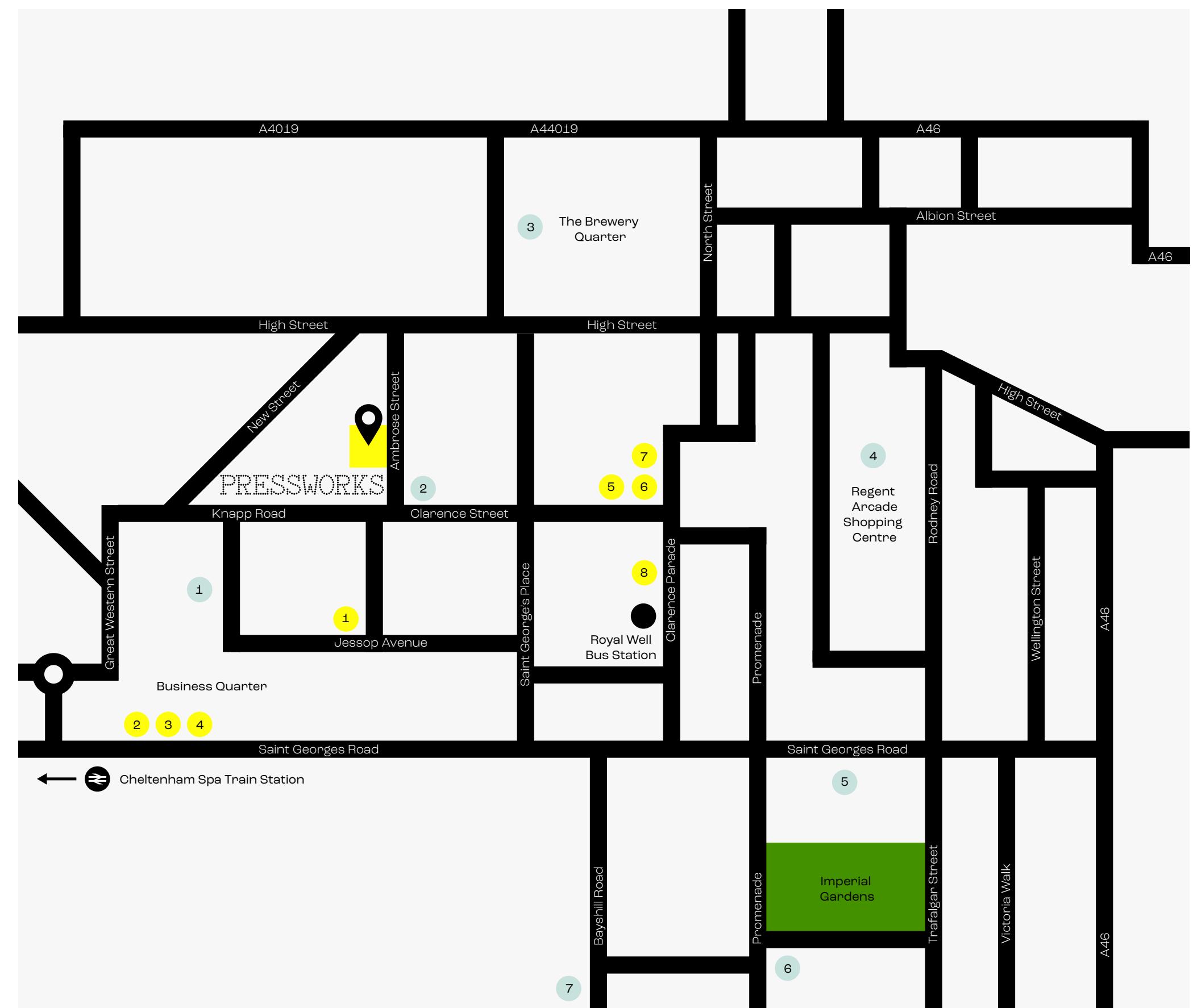
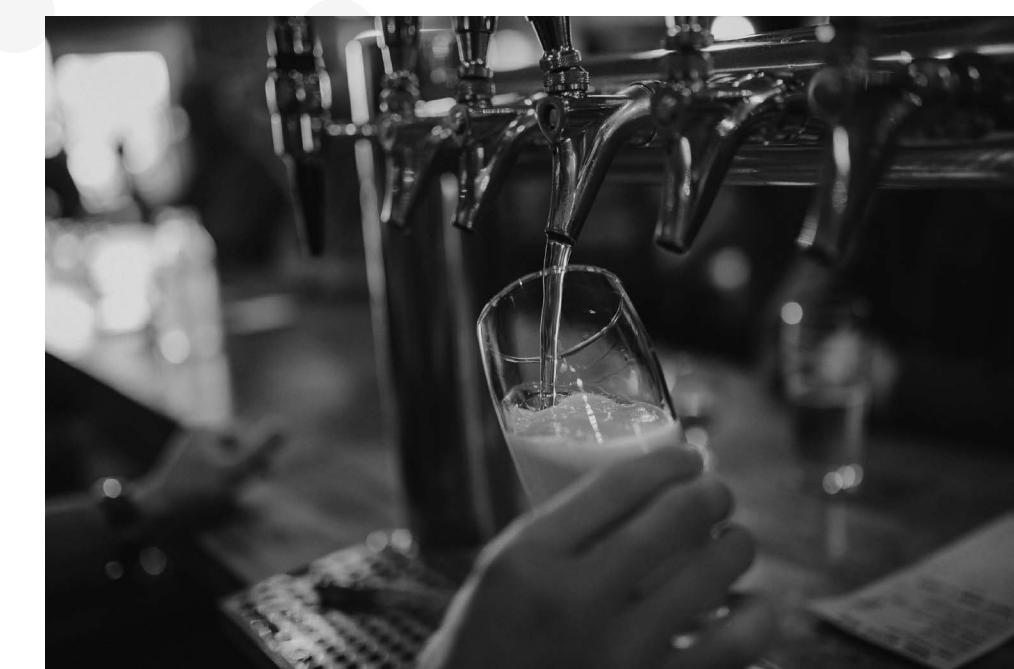


St James House  
2 min walk

Henrietta St  
2 min walk

## Train Stations

Cheltenham Spa  
18 min walk



## Local Occupiers

- 1 - Brewin Dolphin
- 2 - Investec
- 3 - Inress
- 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

For all enquiries –



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A development by –



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