

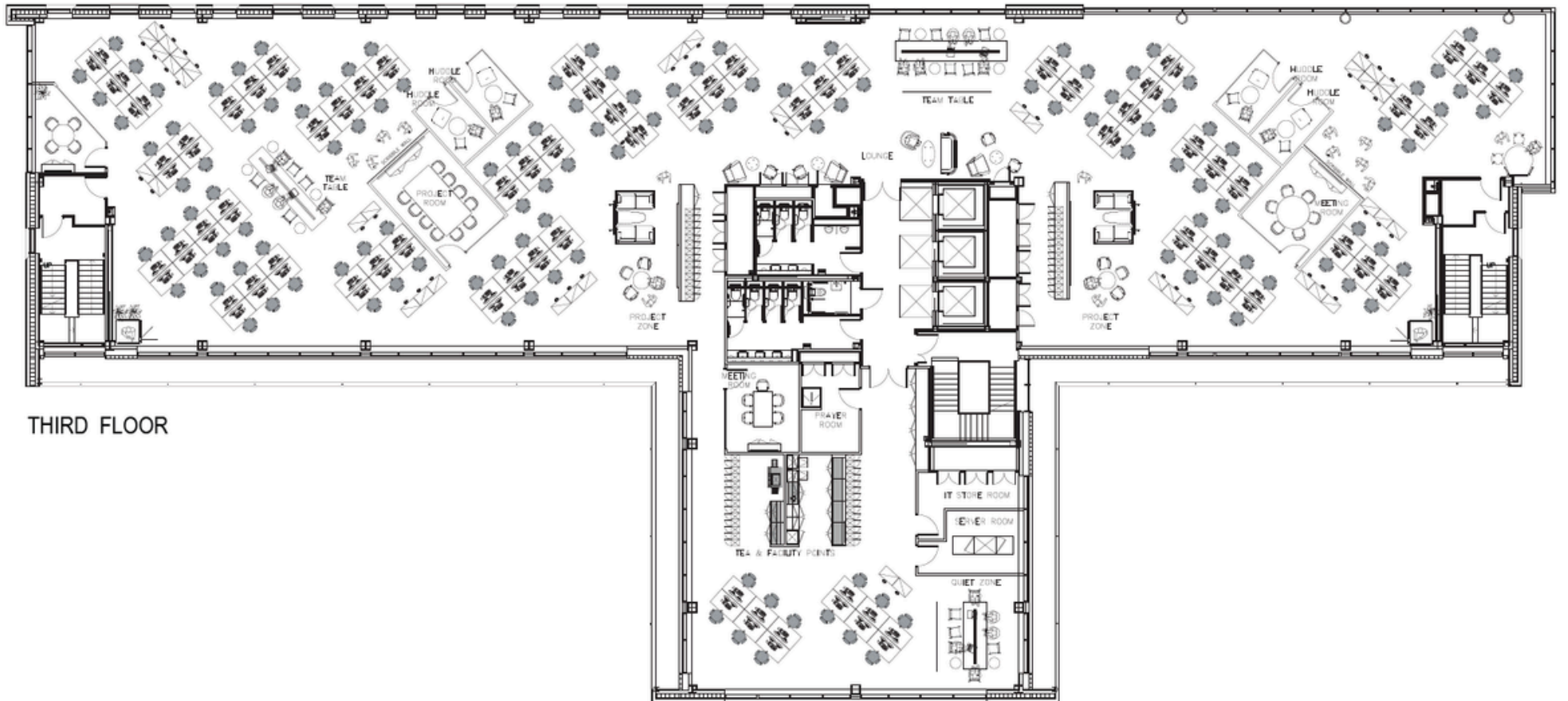
Honeybourne Place, Jessop Avenue, Cheltenham, GL50 3SH

PRIME LOCATION - OPEN PLAN OFFICES TO LET

3rd floor: 11,657 sq ft - Available End of August 2025



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LOCATION - GL50 3SH

Honeybourne Place is situated in the heart of Cheltenham's Business Quarter on Jessop Avenue opposite Waitrose, close proximity to the High Street and Promenade shopping areas.

Cheltenham Spa Railway Station is 15 minutes walk away.

Specification

Honeybourne Place provides a Grade A specification with excellent sustainability credentials, incorporating contemporary design benefiting from extensive reception area.

The 3 floor benefits from the following specification:

- Fully fitted with desks, meeting rooms, kitchen, data cabling and breakout space.
- 4 pipe fan coil VRF air conditioning.
- Full height glazing to give excellent natural light.
- 3 x 16 passenger DDA compliant lifts.
- Shower, locker provision with 64 bike spaces.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
3rd Floor	11,657 sq ft	567 sq m

Sustainability

- Solar control glazing to limit solar gain.
- Brise soleil solar shading to south facing façade.
- On site PV array to provide renewable energy.
- EPC - B30

Tenure

Available by way of Lease Assignment for a term of years expiring 30th June 2030, contracted outside the Landlord and Tenant Act 1954. Alternatively the space is available via sublease, contracted outside the Landlord and Tenant Act 1954.

Quoting Rent & Service Charge

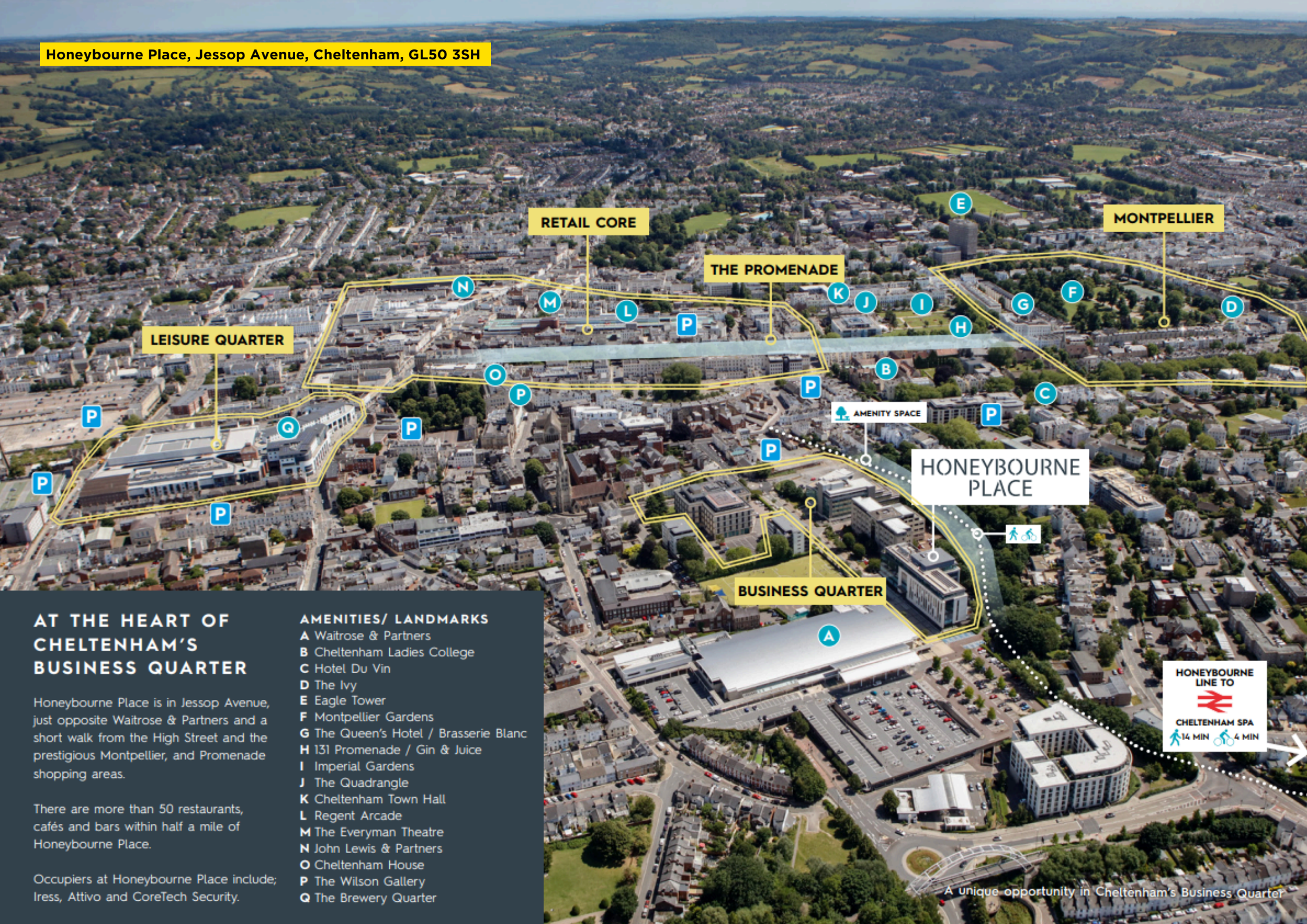
Upon Application to the sole agents,



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AT THE HEART OF CHELTENHAM'S BUSINESS QUARTER

Honeybourne Place is in Jessop Avenue, just opposite Waitrose & Partners and a short walk from the High Street and the prestigious Montpellier, and Promenade shopping areas.

There are more than 50 restaurants, cafés and bars within half a mile of Honeybourne Place.

Occupiers at Honeybourne Place include; Iress, Attivo and CoreTech Security.

AMENITIES/ LANDMARKS

- A Waitrose & Partners
- B Cheltenham Ladies College
- C Hotel Du Vin
- D The Ivy
- E Eagle Tower
- F Montpellier Gardens
- G The Queen's Hotel / Brasserie Blanc
- H 131 Promenade / Gin & Juice
- I Imperial Gardens
- J The Quadrangle
- K Cheltenham Town Hall
- L Regent Arcade
- M The Everyman Theatre
- N John Lewis & Partners
- O Cheltenham House
- P The Wilson Gallery
- Q The Brewery Quarter

A unique opportunity in Cheltenham's Business Quarter

Honeybourne Place, Jessop Avenue, Cheltenham, GL50 3SH

Business Rates

Rateable Value £218,702

Rates Payable 24/25 £32,460 (£10.24 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

Use

Use Class E commercial (formerly B1 Offices).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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