



QUADRANGLE

CHELTENHAM

QUADRANGLE, CHELTENHAM GL50 1PZ

PRIME RESTAURANT, BAR & LEISURE OPPORTUNITIES
AT GROUND FLOOR AND ROOF TOP

TO LET

Quadrangle represents a significant and impressive upgrade to one of Cheltenham's best known buildings. This sympathetically designed contemporary office, retail and restaurant development is set amongst the boutique retail outlets of The Promenade and the popular hotels and restaurants of Montpellier.

Quadrangle is an exciting modern building adjacent to classic regency architecture, in what is already recognised as one of Cheltenham's most desirable areas. The original landmark building has been sensitively modernised to a high specification, with a new ground-level plaza blended into the nearby tranquility of Imperial Gardens and boasting a stylish, new rooftop restaurant, with unique views over the town and beyond.

The ground floor and rooftop options will enjoy a position that is amongst the boutique retail stores of The Promenade (White Stuff, Joules, Reiss, Crew Clothing Company and White Company) and the stylish restaurants of Montpellier (The Ivy, Brasserie Blanc, No.131).

The fifth floor, 4,500 sq ft rooftop restaurant offers far-reaching views across the town to the Cotswold Hills beyond; a truly unique perspective for Cheltenham. With an outside seating terrace and a number of ground floor options that link to the rooftop, there are a variety of potential, flexible configurations.



Computer generated image showing the fifth floor restaurant space overlooking Imperial Gardens and beyond to Montpellier.

WELCOME TO QUADRANGLE, CHELTENHAM

Quadrangle is a true destination venue for a variety of experiences, be that working in the 13,000 sq ft of offices, eating, shopping or simply relaxing.



Ideally positioned, just a stone's throw from Cheltenham's Town Hall venue, premier hotels (including Malmaison, No.131 and Hotel Du Vin) and iconic retail street The Promenade.

Quadrangle offers a unique and prominent opportunity for a wide variety of commercial, restaurant and retail businesses.



EXISTING BUSINESS LOCATIONS

- 01 PIZZA EXPRESS
- 02 WAGAMAMA
- 03 WHITE STUFF
- 04 JOULES
- 05 HOUSE OF FRASER
- 06 JOHN LEWIS
- 07 WHITE COMPANY
- 08 THE IVY
- 09 BRASSERIE BLANC
- 10 NO 131





In the streetscape of this exciting landmark development, all ground floor units will benefit from new frontages and outdoor seating areas, some directly into the park, ensuring that Quadrangle builds a reputation as a vibrant hub for the town.

Quadrangle is perfectly positioned as a social destination for lunchtime workers, day-trip shoppers, evening diners and the town's many thousands of festival-goers.

With its outside seating terrace, the fifth floor rooftop restaurant boasts dining with exclusive views across Imperial Gardens, Montpellier and the surrounding countryside beyond.



Computer generated image showing the fifth floor restaurant space overlooking Imperial Gardens and beyond to Montpellier

QUADRANGLE GROUND FLOOR



SPECIFICATION

Each unit will be finished to a shell specification, with capped off services, and ready for fit out and frontage installation by the tenant. Full specification can be provided on request.

BUSINESS RATES

Not yet assessed for rating purposes.

PLANNING

The units benefit from A3 and A4 planning consent, but may also suit A1, A2, or D2 users.

SERVICE CHARGE

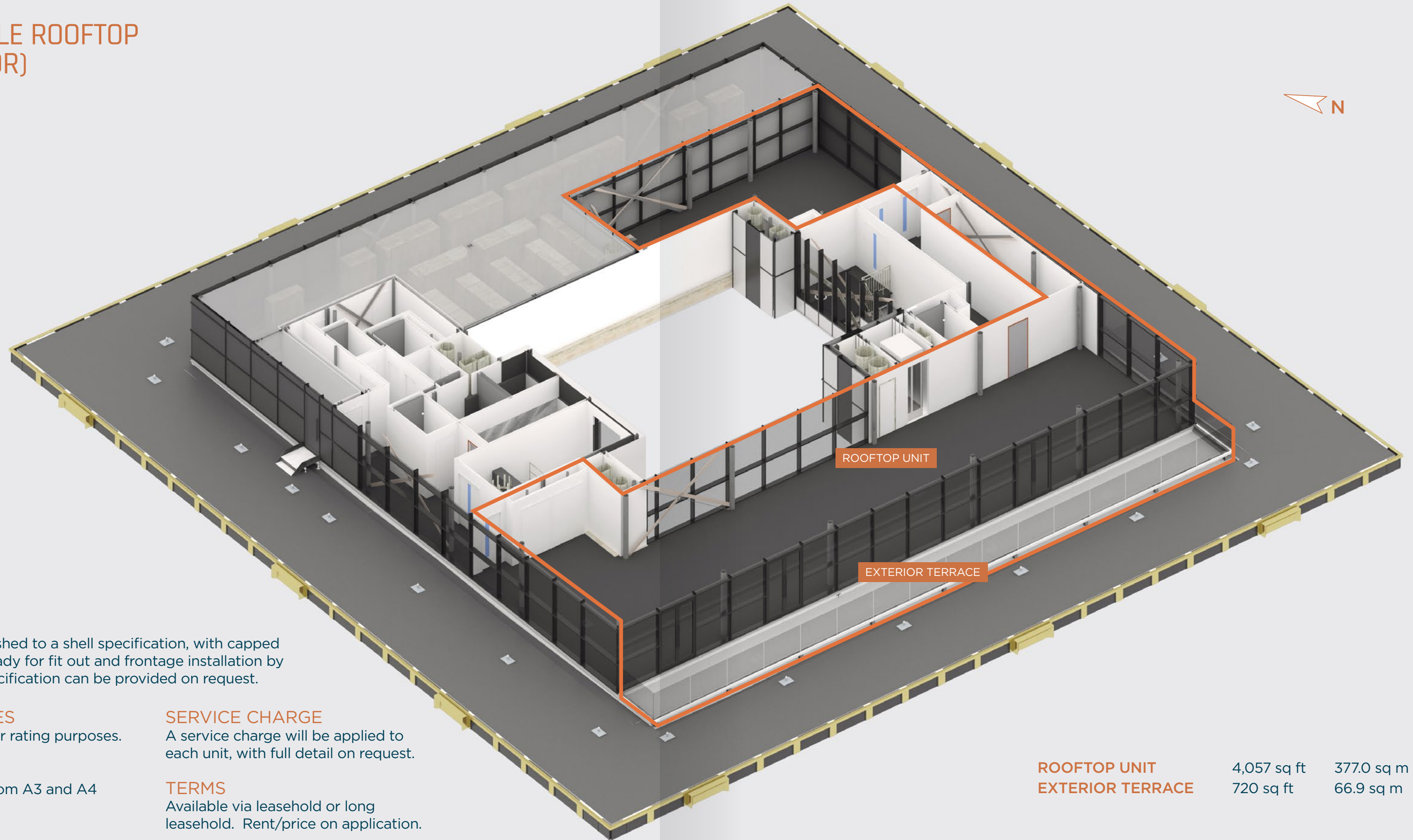
A service charge will be applied to each unit, with full detail on request.

TERMS

Available by way of new leases for a term of years to be agreed. Rent on application.

UNIT 1	1,809 sq ft	168.1 sq m
UNIT 2	3,511 sq ft	326.2 sq m
UNIT 3	3,230 sq ft	300.0 sq m
UNIT 4	1,037 sq ft	96.3 sq m
UNIT 5	1,174 sq ft	109.1 sq m
ATRIUM AREA	1,740 sq ft	161.6 sq m

QUADRANGLE ROOFTOP (FIFTH FLOOR)



SPECIFICATION

The unit will be finished to a shell specification, with capped off services, and ready for fit out and frontage installation by the tenant. Full specification can be provided on request.

BUSINESS RATES

Not yet assessed for rating purposes.

PLANNING

The units benefit from A3 and A4 planning consent.

SERVICE CHARGE

A service charge will be applied to each unit, with full detail on request.

TERMS

Available via leasehold or long leasehold. Rent/price on application.

ROOFTOP UNIT	4,057 sq ft	377.0 sq m
EXTERIOR TERRACE	720 sq ft	66.9 sq m

FOR ALL ENQUIRIES:

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