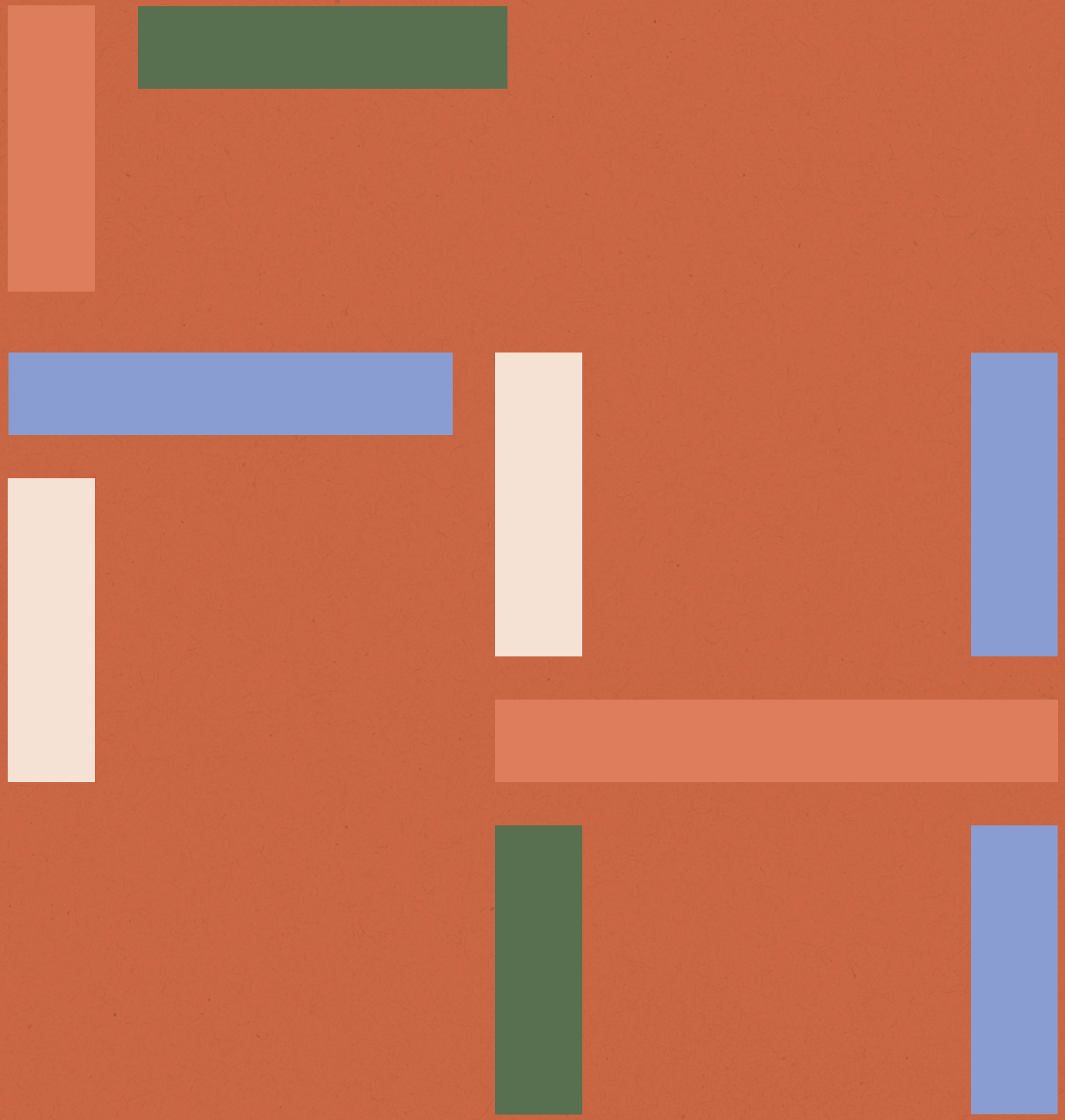


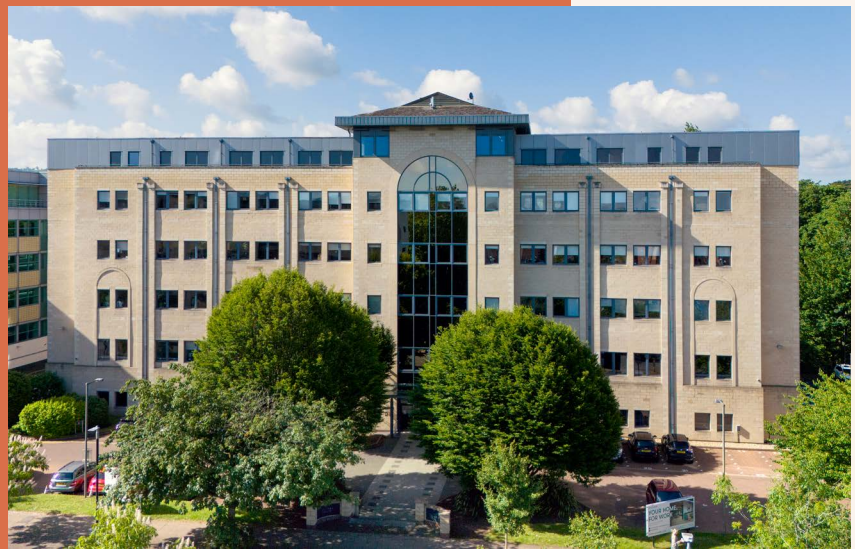
FESTIVAL HOUSE

Jessop Avenue | Cheltenham

CHAMPIONS OF GREAT SPACE



RECEPTION



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

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

ACTIVE SCORE SILVER

BREEAM® Very Good ★★★★



TAKING THE LEAD



On-site café

Meeting & event space

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

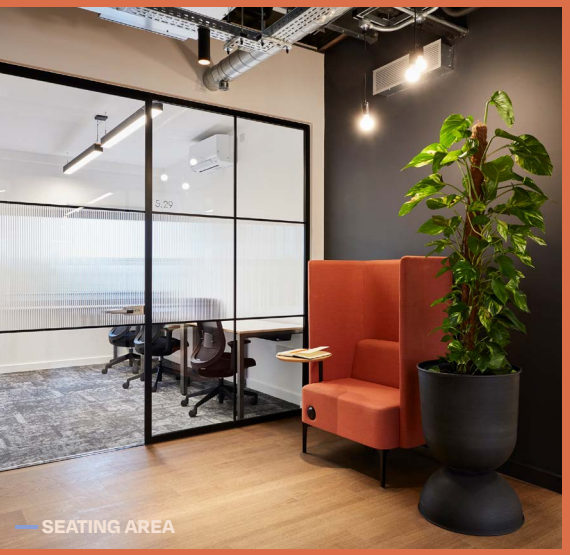
Cycle
storage

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

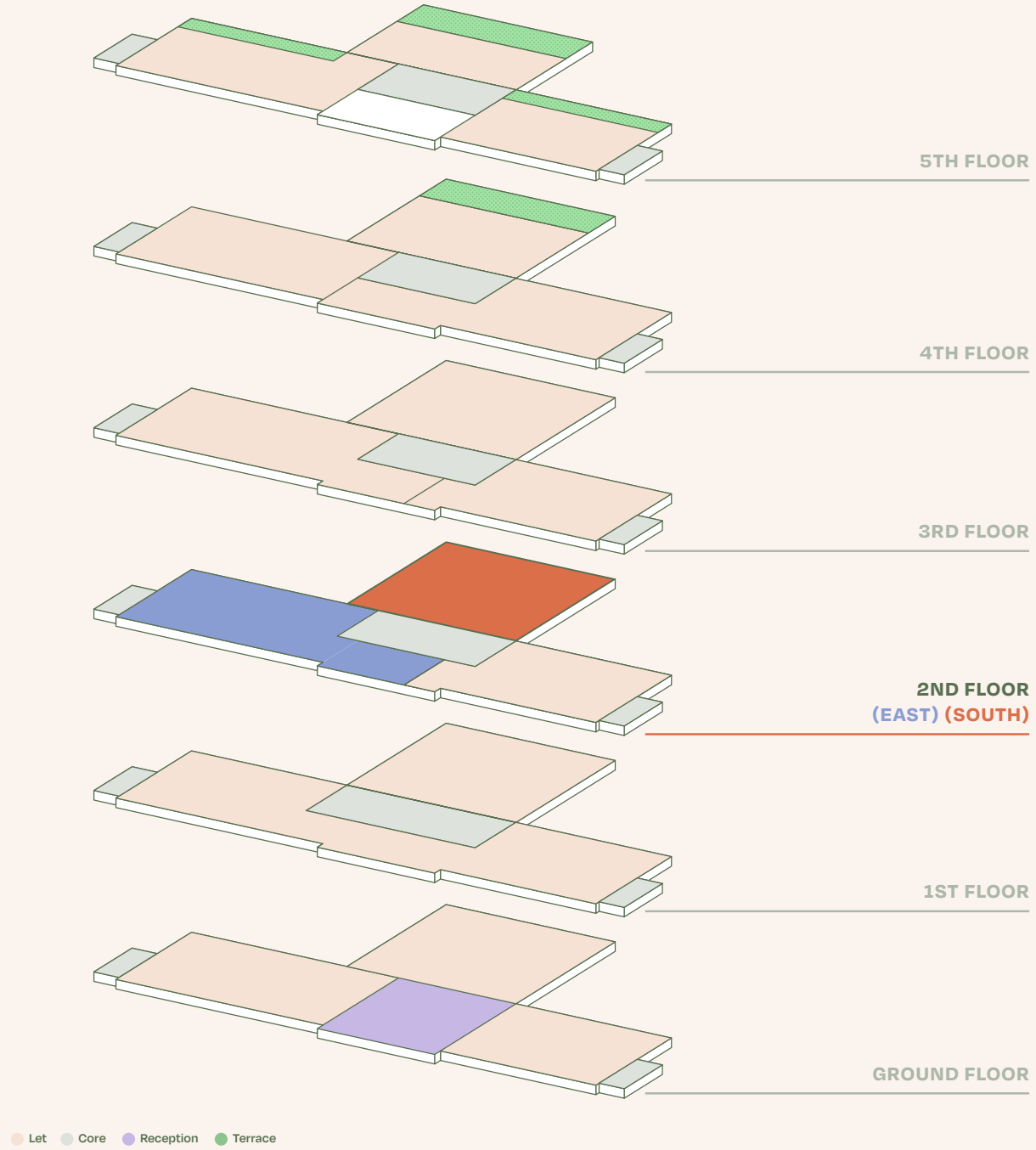
FLEXIBLE WORKSPACE

The available 2nd floor East and South suites are offered in CAT A, CAT A+ and fully fitted condition and can be taken as a whole or together.

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

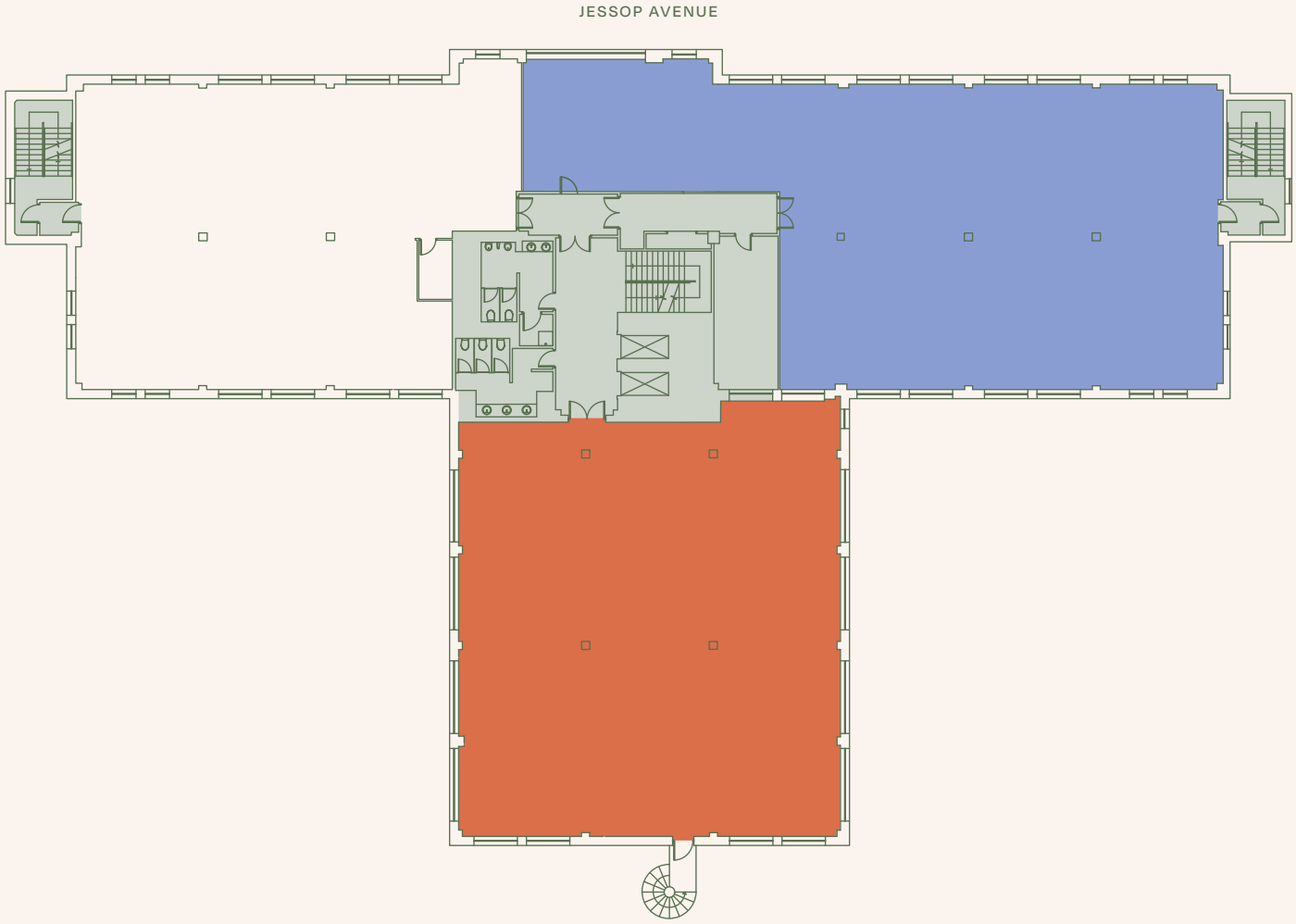
FLOOR	CONDITION	UNIT	SQ FT
2nd*	CAT A+	East	4,208
	Fully fitted	South	3,828
TOTAL			8,036

*Available as combined or individual units



2ND FLOOR (SPLIT)

- EAST 4,208 SQ FT / 390.9 SQ M
- SOUTH 3,828 SQ FT / 355.6 SQ M



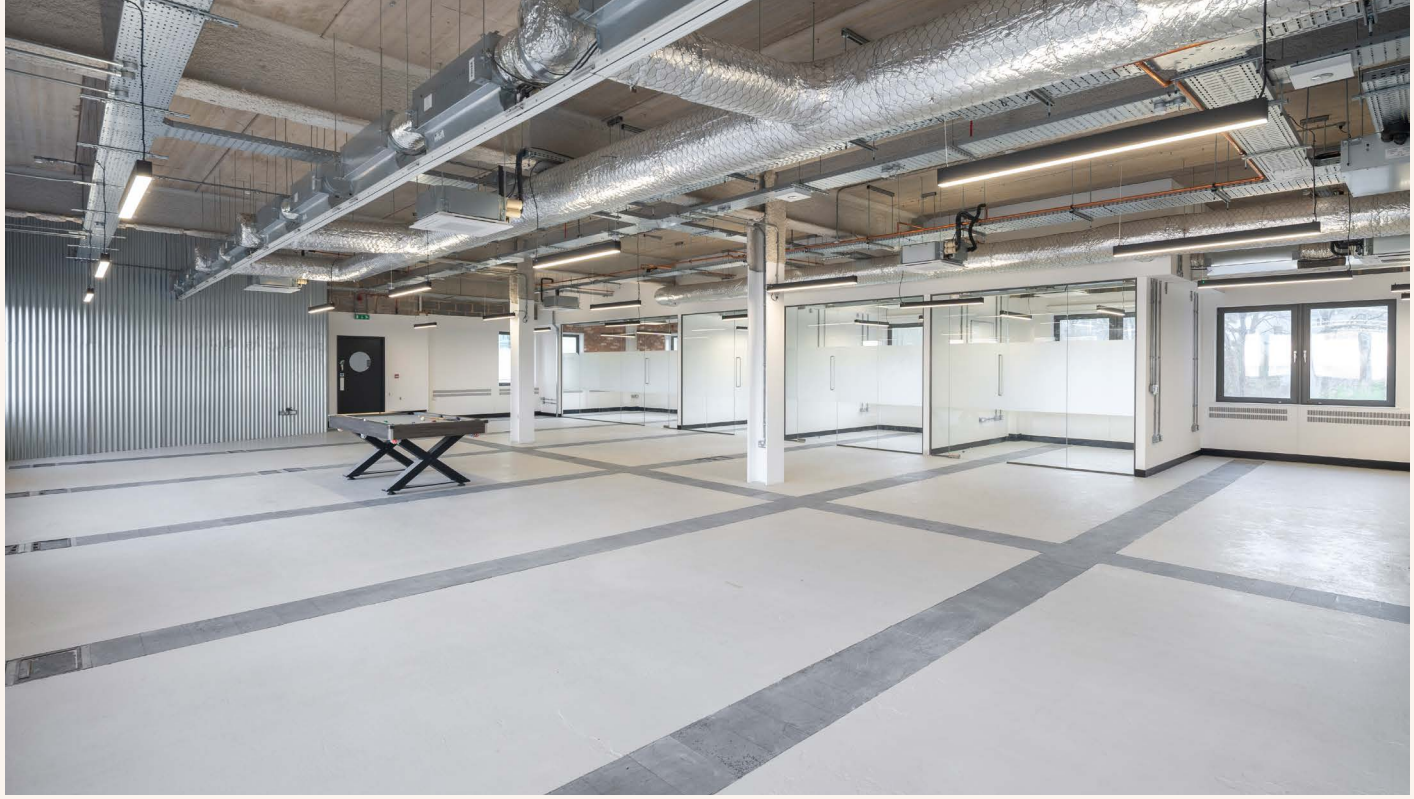
North

For indicative purposes only. Not to scale.



ROOM TO GROW

READY TO FIT SPACE



SECOND FLOOR EAST

SECOND FLOOR EAST



SECOND FLOOR EAST





SECOND FLOOR SOUTH

FULLY FITTED SPACE

SECOND FLOOR SOUTH



SECOND FLOOR SOUTH





MAKE YOUR MARK



PITTVILLE PARK



PROMENADE, CHELTENHAM

ALL WITHIN REACH

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



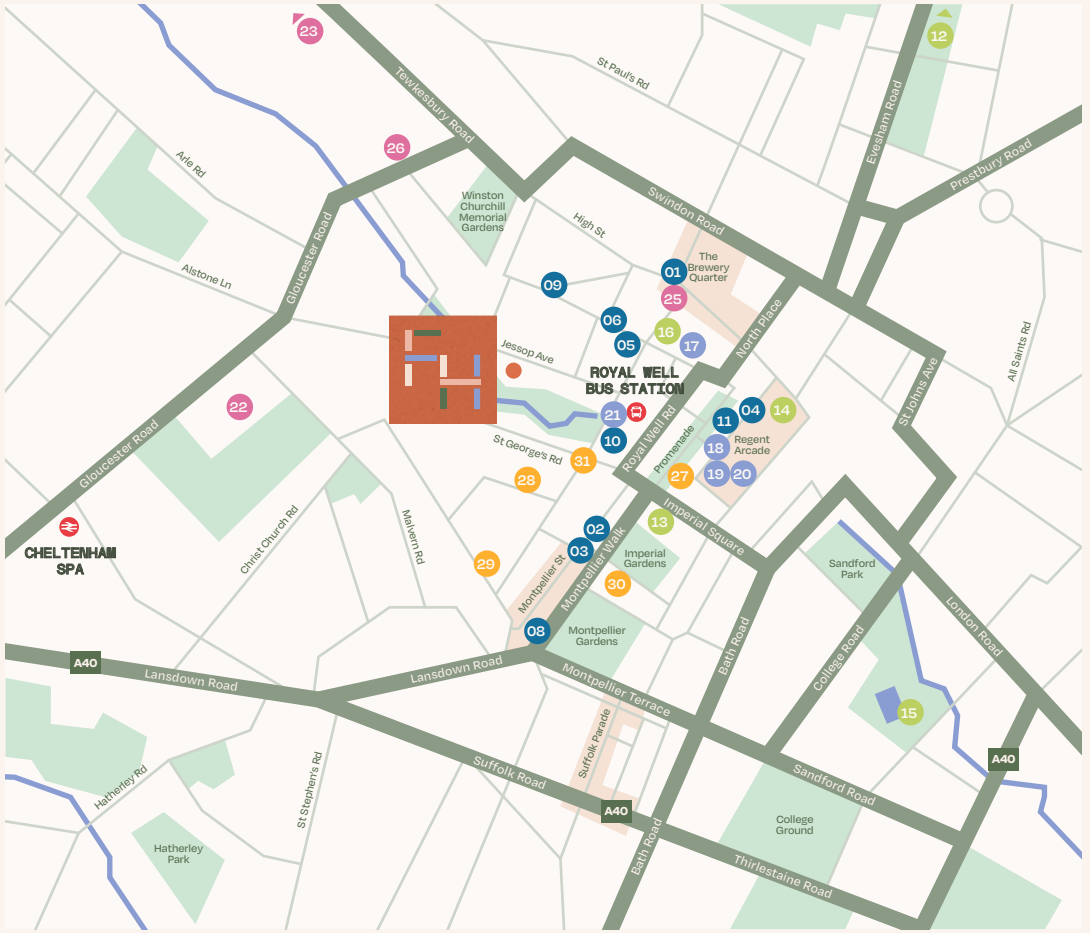
JOHN LEWIS, CHELTENHAM

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

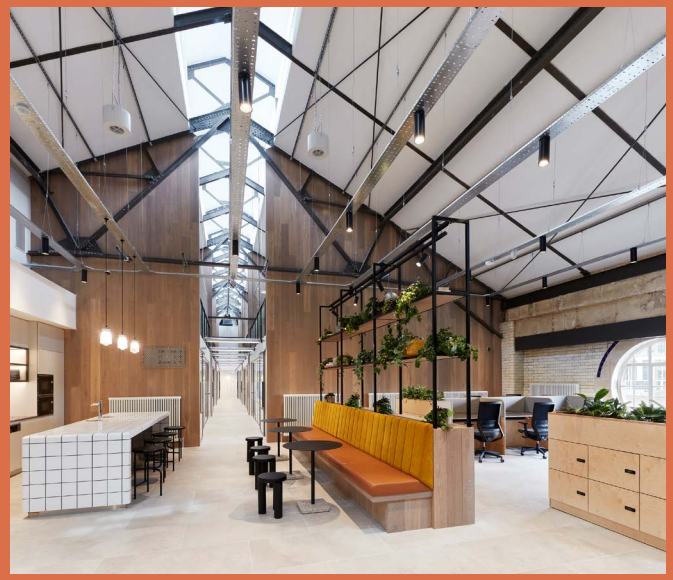
15 minutes
M5 (J11)

40 minutes
Bristol Airport

CASTLEFORGE

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.

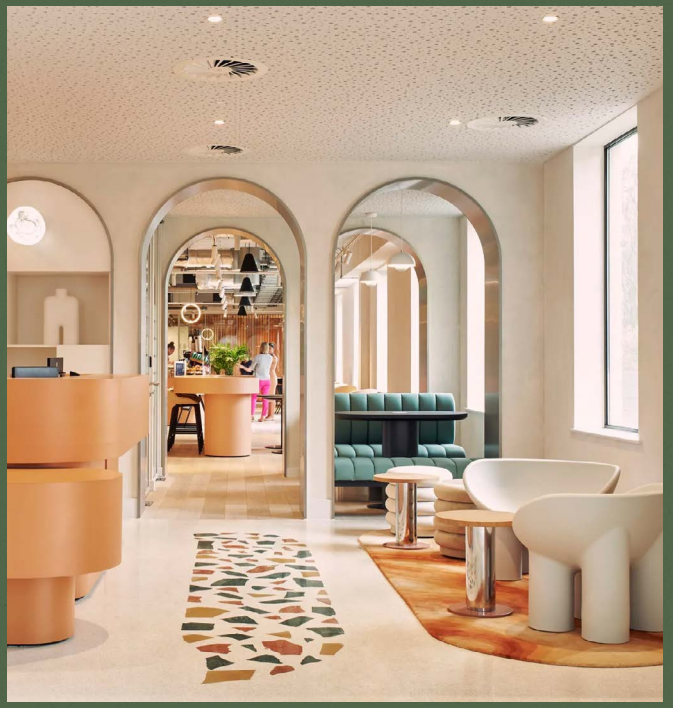
We invest in real estate located in and around select UK and European cities. Our team has a proven track record of investing throughout the capital structure and across asset classes, adding value with operational expertise.



THE GENERATOR BUILDING

CLICK HERE TO FIND OUT MORE →

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

FESTIVAL-HOUSE.COM

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. October 2026.

Designed by Cre8te - 020 3468 5760 - cre8te.london