

## £3m renovation of historic Cheltenham site boosts spa town's business community

1 year ago



An historic building at the heart of Cheltenham's stunning spa town, rescued and refitted in a multi-million-pound renovation project, is ready to welcome its first tenants.

Pressworks on Ambrose Street is now available for let after owners Boulton Brooks Real Estate stepped in to refurbish CPS House and gave the building a new lease of life.

With a total of 14,606 sq ft of modern, state-of-the-art, office space available, the site offers three fully self-contained units, set over three floors and comes complete with a new roof-top terrace.

Each unit has a contemporary design, constructed with premium finishes and materials, and has smart phone access control and fibre pre-installed ready for occupation.

Described as the brightest new workspace in the city, the building – set between Ambrose Street and Chapel Street – has a long history of being home to many local businesses, ranging from a series of automobile garages to a coach painting firm and latterly a printers.

Situated within a Central Conservation Area, the significant renovation works were supported by an Initial Heritage Appraisal report which stated that the old building 'did not enhance the historic character or appearance of the area' and that it had 'a negative impact upon (the area's) character and appearance'.

The £3m renovation has completely transformed both the exterior and interior, while also maintaining the aesthetics of the surrounding area.

Initially the site for a group of houses, they were steadily sold and turned into business premises with the likes of Avery's Automobiles setting up in 1929 before Mann's Motors took over in 1938 and then both Cheltenham Re-Finishing Co Ltd and Prior's Garages operated in the 1950s.

Taylor & Young printers eventually developed the 'Printing Works' on its current footprint through the 1960s and 1970s and it had been used as offices before being purchased by Boulton Brooks and transformed into a modern office hub.

Lancer Scott carried out the renovations, complete with fully air conditioned and comfort cooled offices, high spec toilets, LED lighting with daylight dimming, shower rooms, car parking and a feature lift.

The ground floor provides 5,737 sq ft of office space, the first floor 6,232 sq ft, while the second floor is 2,637 sq ft.

James Whitcher, managing director at Boulton Brooks comments: "Set in this pretty and historic spa town, Pressworks has been brought back to life with a stunning renovation that fits in perfectly with its wonderful surroundings.

"We are delighted with the results. This is an historic building in the heart of the town and we have been able to transform it from the old, tired building that it was, into a modern and state-of-the-art office complex.

"Cheltenham may be full of beautifully preserved Regency Architecture, and boast a thriving cultural scene packed with a wide range of independent and International festivals, but it also has a thriving business community and Pressworks will sit nicely within that."