

CORINTHIAN PARK

corinthianpark.co.uk

A new high quality office park, built to

ACHIEVE MORE



THE OPPORTUNITY

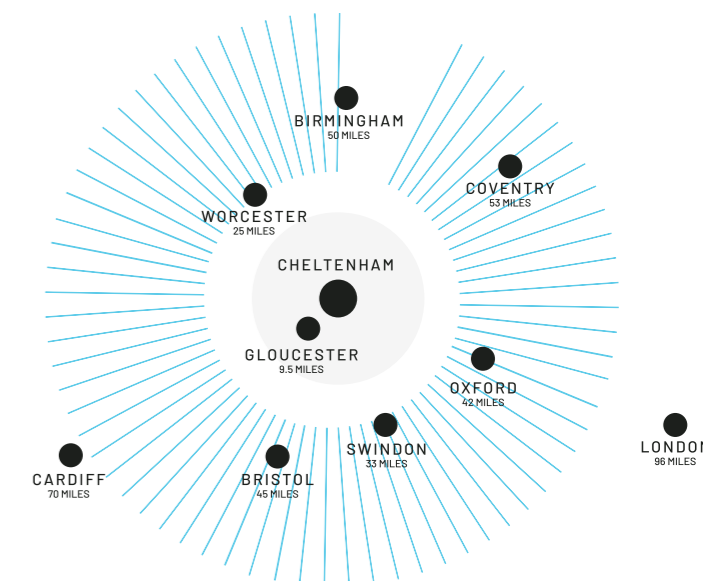
Under the ownership of Hinton Properties, the development of Corinthian Park is now underway. This has already started with the planning consent for up to **XXXXX** sq ft of office and amenity space on this 10.2 acre site. An integral part of this is the detailed planning consent for five prestigious buildings totalling 140,662 sq ft – the first steps in the park's transformation. Central to the attraction of Corinthian Park as a location for forward-thinking business is its design and build opportunities. Corinthian Park can offer new occupiers the opportunity to realise their business space needs providing with optimum space and flexibility, all within the highest specification.

Building 1	8,110 SQ FT
Building 2	20,090 SQ FT
Building 3	24,881 SQ FT

TRAVEL TIMES



	BY CAR	PUBLIC TRANSPORT
Cheltenham Town Centre	3 MILES 9 MINS	15 MINS
Gloucester City Centre	9.5 MILES 17 MINS	31 MINS
Bristol	45 MILES 43 MINS	1 HR 29 MINS
Birmingham	50 MILES 58 MINS	1 HR 10 MINS
Gloucestershire Airport	1.4 MILES 3 MINS	25 MINS
Birmingham Airport	57 MILES 57 MINS	1 HR 45 MINS
Bristol Airport	50 MILES 59 MINS	1 HR 45 MINS



SCHEME OVERVIEW

Corinthian Park provides an opportunity to be part of a prestigious working environment, offering contemporary space of the highest specification and design within a unique and attractive setting. Occupiers will benefit from on-site amenities including a supermarket and day nursery. The nearby Park and Ride facility provides regular services into the town centre.



THE PROPOSED OFFICE SPECIFICATION IS AS FOLLOWS:

- Designed for occupancy of 8 sq m per person
- Air conditioning (to provide occupational density of 1 person per 8 sq m)
- Raised access floor – 150mm void
- 1.5m planning grid
- 2.7m clear floor to ceiling height (or higher up to 3.0m)
- Two 8 or 13 person hydraulic lifts
- Suspended ceiling with perforated metal tiles (either 600 mm x 600 mm or plank)
- LG7 compliant LED lighting with PIR sensors
- BREEAM target 'Very Good' (or better)
- EPC target rating B (or better)



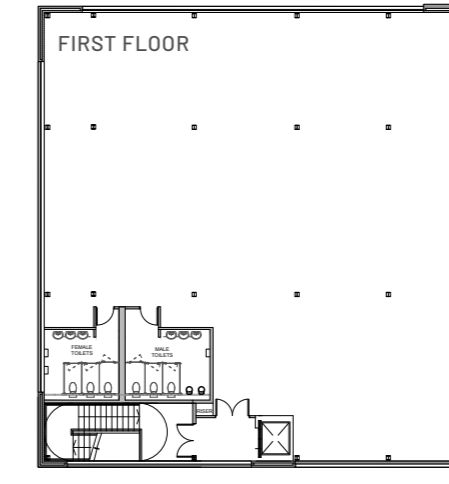
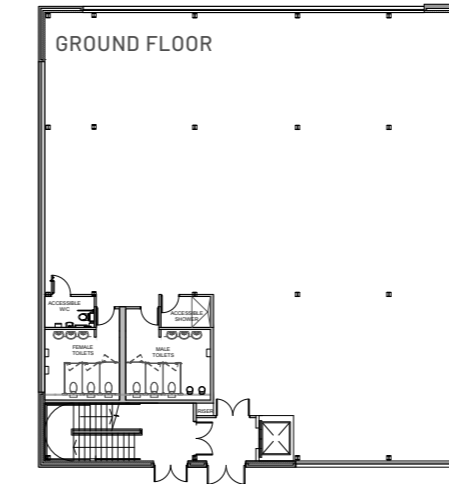
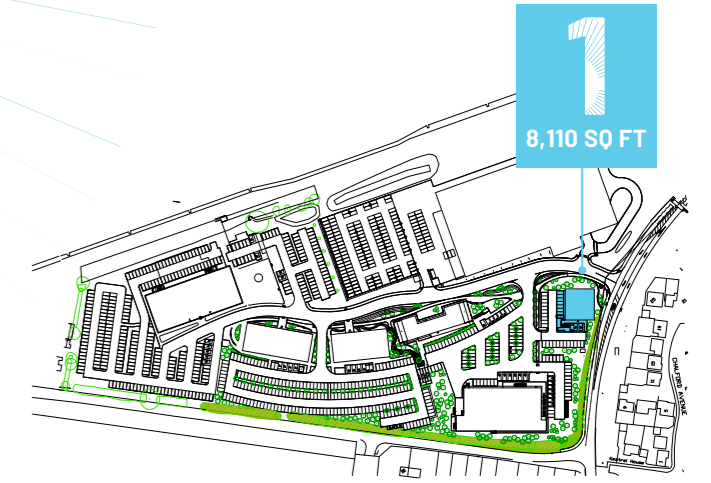
An integral part of this is the detailed planning consent which has been granted by Cheltenham Borough Council for this two storey detached building, which will be prominently located at the entrance of Corinthian Park, fronting directly onto Grovefield Way.

AREA SCHEDULE

32 Parking Spaces = 1:253 sq ft
Occupation density – 1:8 sq m
Persons per building = 94 People

AVAILABILITY

	SQ FT	SQ M
Ground Floor	4,011	372.6
First Floor	4,099	380.8
TOTAL	8,110	753.4

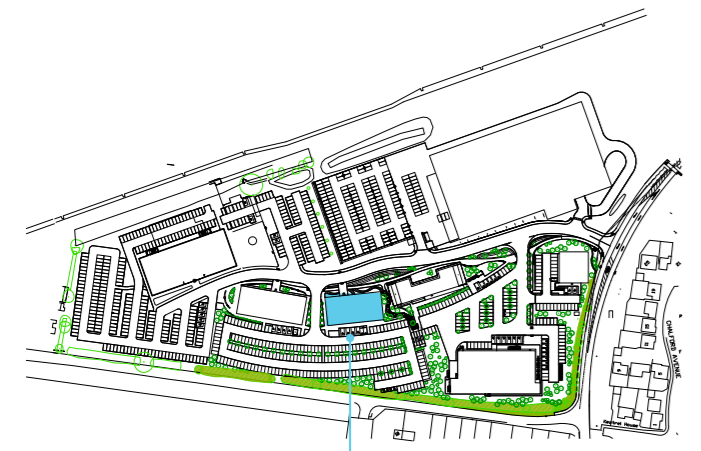


There is potential for splits of floors, please contact us to discuss further.





Building 2 forms part of Phase One of Corinthian Park's masterplan which is creating an imaginative and sustainable business hub.



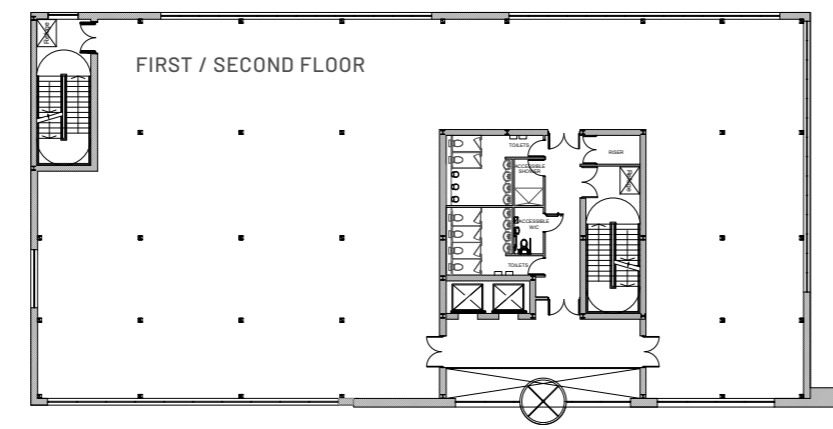
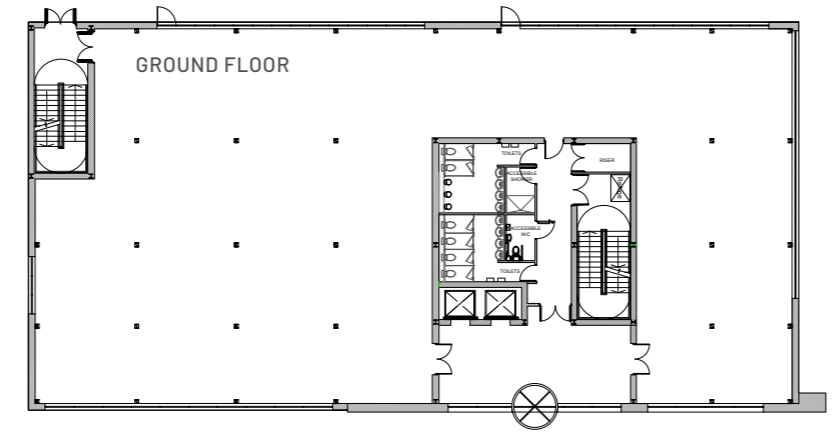
2
20,090 SQ FT

AREA SCHEDULE

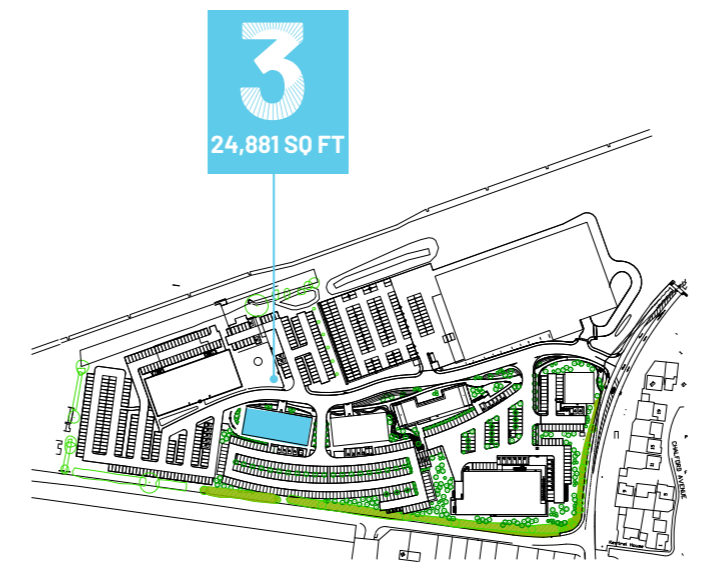
102 Parking Spaces = 1:197 sq ft
Occupation density - 1:8 sq m
Persons per building = 233 People

AVAILABILITY

	SQ FT	SQ M
Reception	422	39.2
Ground Floor	6,556	609
First Floor	6,556	609
Second Floor	6,556	609
TOTAL	20,090	1866.4



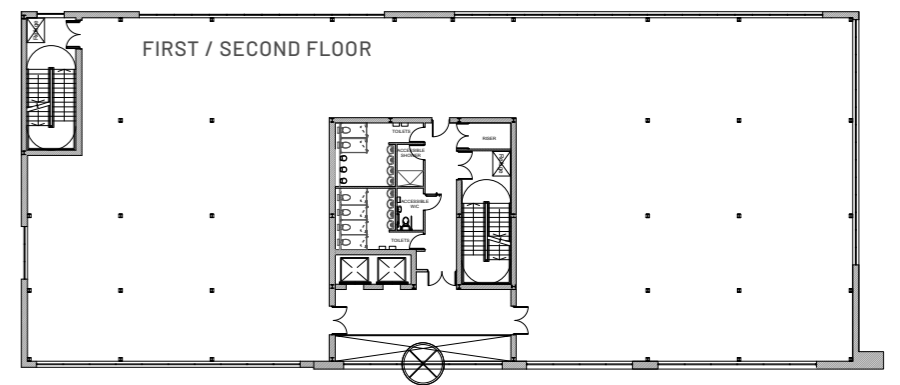
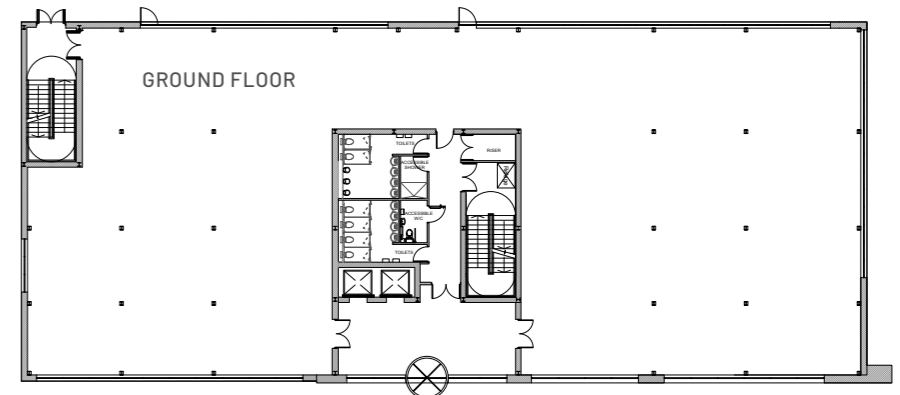
There is potential for splits of floors, please contact us to discuss further.



3
24,881 SQ FT



Detailed Planning Permission has been granted by Cheltenham Borough Council for this three storey detached building.



There is potential for splits of floors, please contact us to discuss further.

AREA SCHEDULE

120 Parking Spaces = 1:207 sq ft
Occupation density - 1:8 sq m
Persons per building = 288 People

AVAILABILITY

	SQ FT	SQ M
Reception	422	39.2
Ground Floor	8,153	757.4
First Floor	8,153	757.4
Second Floor	8,153	757.4
TOTAL	24,881	2311.5

PHASE 2

Development land is available with an existing outline planning consent for offices at Corinthian Park, with opportunities from 15,000 sq ft up to approx. 75,000 sq ft NIA

DELIVERING YOUR BUILDING

Hinton Group has a team of experienced consultants ready to deliver a workspace that matches your vision. With fully serviced plots available we can move quickly through detailed design planning. Your office will be built to the highest specification with flexibility at the heart of our design and build process.

THE DEVELOPMENT

THE DEVELOPMENT



DESIGN

We work with the best professionals in the industry and will provide the perfect building for your company.

COMMITMENT

We provide the land, the capital and the expertise to deliver from beginning to end.

PLANNING & PROCUREMENT

We submit a detailed planning application, tender the works and appoint a contractor.

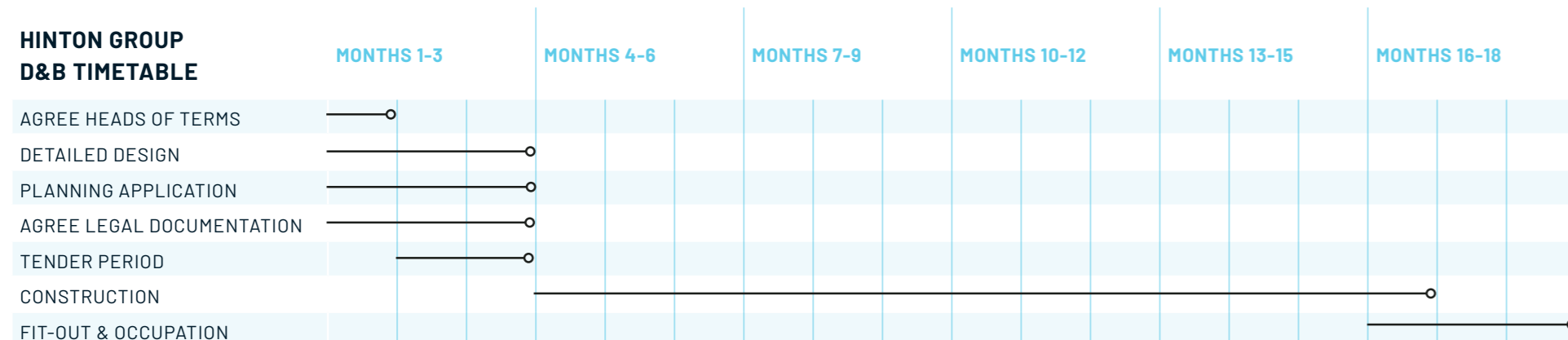
CONSTRUCTION

We build your accommodation to the agreed specification ready for you to move in.

OCCUPATION

We can manage your office fit-out to ensure the project is delivered to meet your requirements.

HINTON GROUP D&B TIMETABLE



THE DEVELOPER

Hinton Group have been delivering innovative development solutions for over two decades and to date have developed over 1.5 million sq ft of commercial, retail, leisure and office space.

CLIENTS INCLUDE:



WHY CHELTENHAM

IN GOOD COMPANY



LIVING WELL

Cheltenham was rated the most desirable property location in Britain, and more recently, The Daily Telegraph newspaper named Cheltenham as **THE BEST PLACE IN THE UNITED KINGDOM TO RAISE A FAMILY.**

THE 4TH BEST PLACE TO LIVE IN THE UK
2017 The Sunday Times



45
FESTIVALS

OVER 90
HOTELS
and B&B's

The town hosts over 45 festivals, including literature, jazz, science music, cricket and food & drink. The Gold Cup is the main event of the Cheltenham Festival, held every March.



OVER 346
RESTAURANTS

A destination for food fanatics everywhere, Cheltenham has a broad blend of High Street and independent outlets. The premier of them all is Michelin Star restaurant 'Le Champignon Sauvage' found in The Suffolks.



OVER 60
PUBLIC HOUSES



OVER 9,220
EXCITING MINDS

Cheltenham boasts an impressive educational ecosystem. From the revered Cheltenham Ladies College, Pate's Grammar School, Dean Close and Cheltenham College to the thriving University of Gloucestershire.



RETAIL THERAPY

Cheltenham is a regional shopping centre, home to department stores, independent boutiques and retail parks. Constantly evolving, a £30million, 115,000 square foot John Lewis store is the latest large scale development.



25,000
BEDDING PLANTS USED
EACH YEAR IN THE
IMPERIAL GARDENS

WORKFORCE

352,840

Workforce within the catchment area.

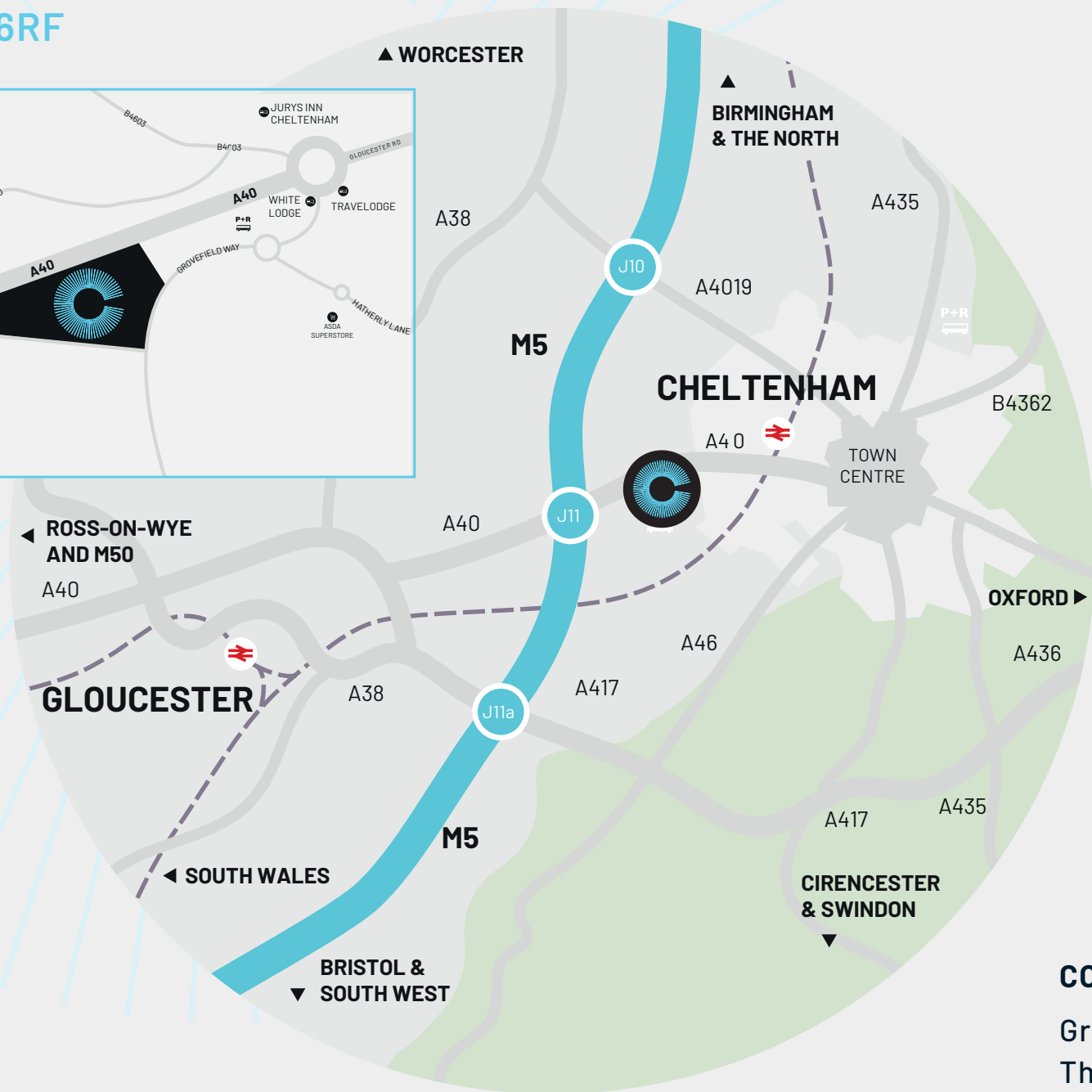
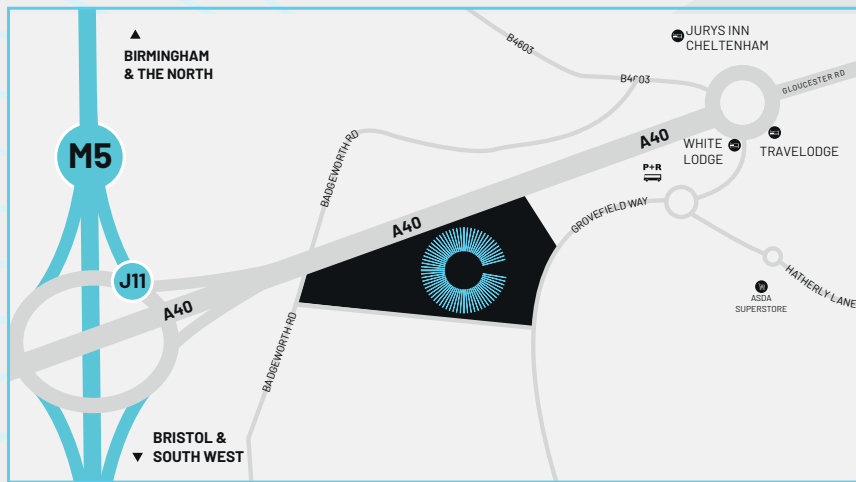
62,200

People in employment within the Cheltenham area



14%
Are in Director level positions

SAT NAV: GL51 6RF



CORINTHIAN PARK

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The Reddings
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Gloucestershire
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