



Pf/eds/

24<sup>th</sup> August 2018

Jeremy Williamson Esq  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

Dear Jeremy,

**New Office Accommodation, Grovefield Way, Cheltenham**

I write to express our strong interest and commitment to taking office accommodation at the new office development on Grovefield Way, promoted by Hinton Developments.

By way of background, you will be aware that Hunter Page Planning has been looking for new premises for a considerable period, because in the 15 years that we have been in our existing building; we have used and filled all the space available. We therefore have limited opportunity to grow our business within the existing premises.

We initially explored the possibility of expanding with an extension to the rear of the building. Whilst this was plausible, the historic nature of our building and the limited accessibility to the rear made this difficult.

We have also retained Paul Maguire at John Ryde Commercial to look for suitable alternative premises for our relocation. Over the last few years there has been limited stock available and those premises that do come up are generally of poor quality and not suitable for modern business purposes. Regrettably this is typical of a lot of the existing Georgian office buildings within the town.

You will also be aware that Hunter Page Planning was recently acquired and merged with Ridge and Partners LLP. This is an exciting opportunity for Hunter Page and provides greater opportunities for the business to grow and offer different services within Cheltenham. As a company we have therefore recognised that we will need to move premises within the next 18 months in order to grow the business and stay in Cheltenham. We are currently looking for premises of up to 8,000ft<sup>2</sup> with the potential to accommodate between 40-50 people. The current preference is for modern, accessible accommodation to foster greater internal communication between the Cheltenham staff as well as making travelling to the company's 10 other offices easier to achieve.

At the present time there are limited opportunities to acquire modern office accommodation within Cheltenham simply because very little has been built over the previous years and many of the existing office buildings in key locations have been converted to residential use utilising the Government's permitted development rights. As a consequence, the existing stock that does remain is quickly taken up and office rents have risen considerably and becoming prohibitively expensive for many businesses.

Whilst it is encouraging to see that new employment land is coming forward in the JCS, (North West Cheltenham and West Cheltenham) these are large strategic sites and will take longer than 18 months to deliver.

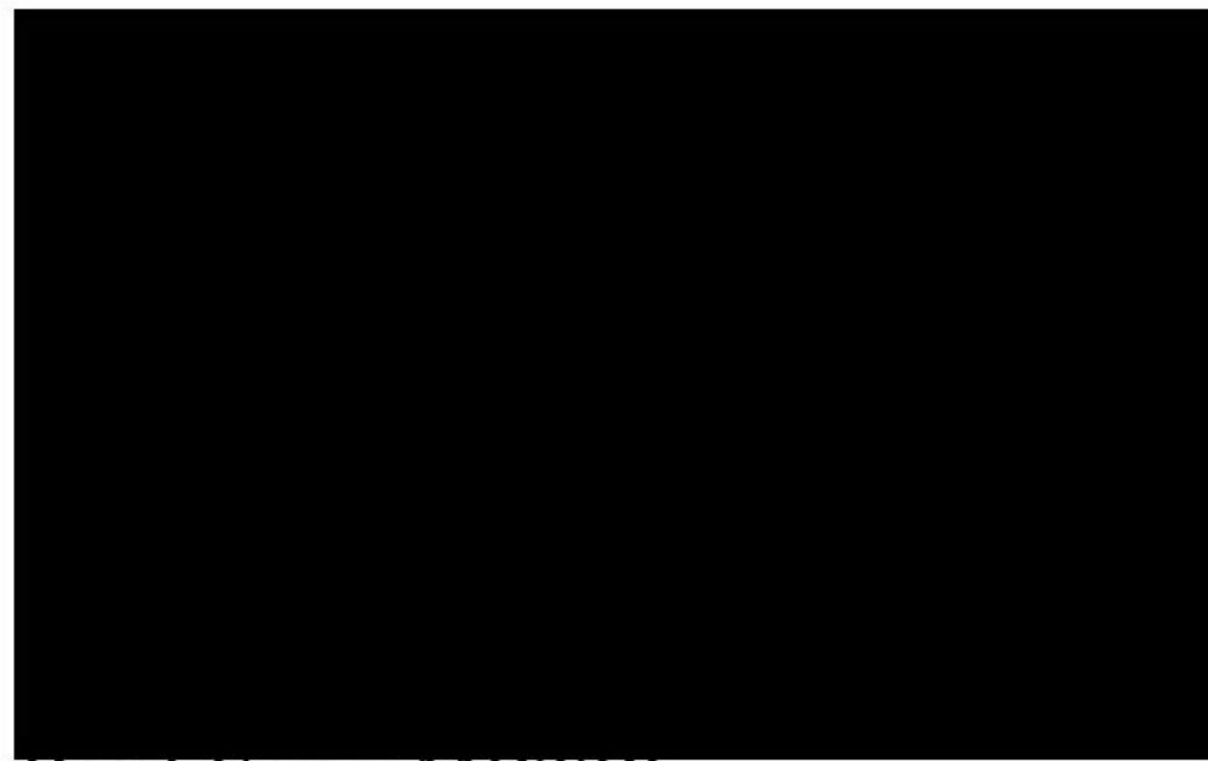
The Grovesfield Way development does provide a prestigious and accessible office location with complimentary facilities and services on site and in the immediate locality for staff. As a consequence we have been in negotiations with Hinton Developments and agreed terms for us to occupy a new office building within the development of 8,000ft<sup>2</sup>.

This is an exciting opportunity for Hunter Page/Ridge as it will allow us to be involved in the design process of the internal space. However, we are mindful that if planning permission is not forthcoming within the next 18 months, we will have to look elsewhere for suitable accommodation.

I write this letter simply to provide the decision maker with the understanding that we would commit to relocate our business to this office development for our future growth. At the same time I also confirm that I currently own our existing office premises (Thornbury House) and I would retain this in office use to allow another small/medium size business to occupy the premises and to ensure that we have a range of suitable premises in the town.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,



Paul Fong MRTPI  
**Hunter Page/Ridge**