



**Gloucester
Business Park**

**Gloucester
GL3 4AA**

PLANNING SECURED

Brand New High Quality
Industrial / Warehouse Units
44,500 Sq Ft - 82,000 Sq Ft

Within the Region's Premier Business Park

Unrivalled Connections

For Business



A417
West
Gloucester
City
Centre

M5
J11A

M5
Midlands
Cheltenham,
Tewkesbury,
Birmingham

A417
East
Swindon,
M4, Oxford,
London

M5
South West
Stroud,
Bristol

NHS

TESCO
Extra

David Lloyd
CLUBS

DOWTY

G-TEM

INVISTA

G-TEM

G-TEM

Unit 5

Gambet Rd

LAITHWAITES

Hurricane Rd

PDL

Wincanton

Unit 4.2

Unit 4.1

Lobleys Dr

TBS
ENGINEERING

Golf Club Ln

Unit 3

Hurricane Rd

In Good Company



Wincanton

LAITHWAITES

DOWTY

DHL

G-TEM

TBS
ENGINEERING

NHS

GREGGS

SUBWAY

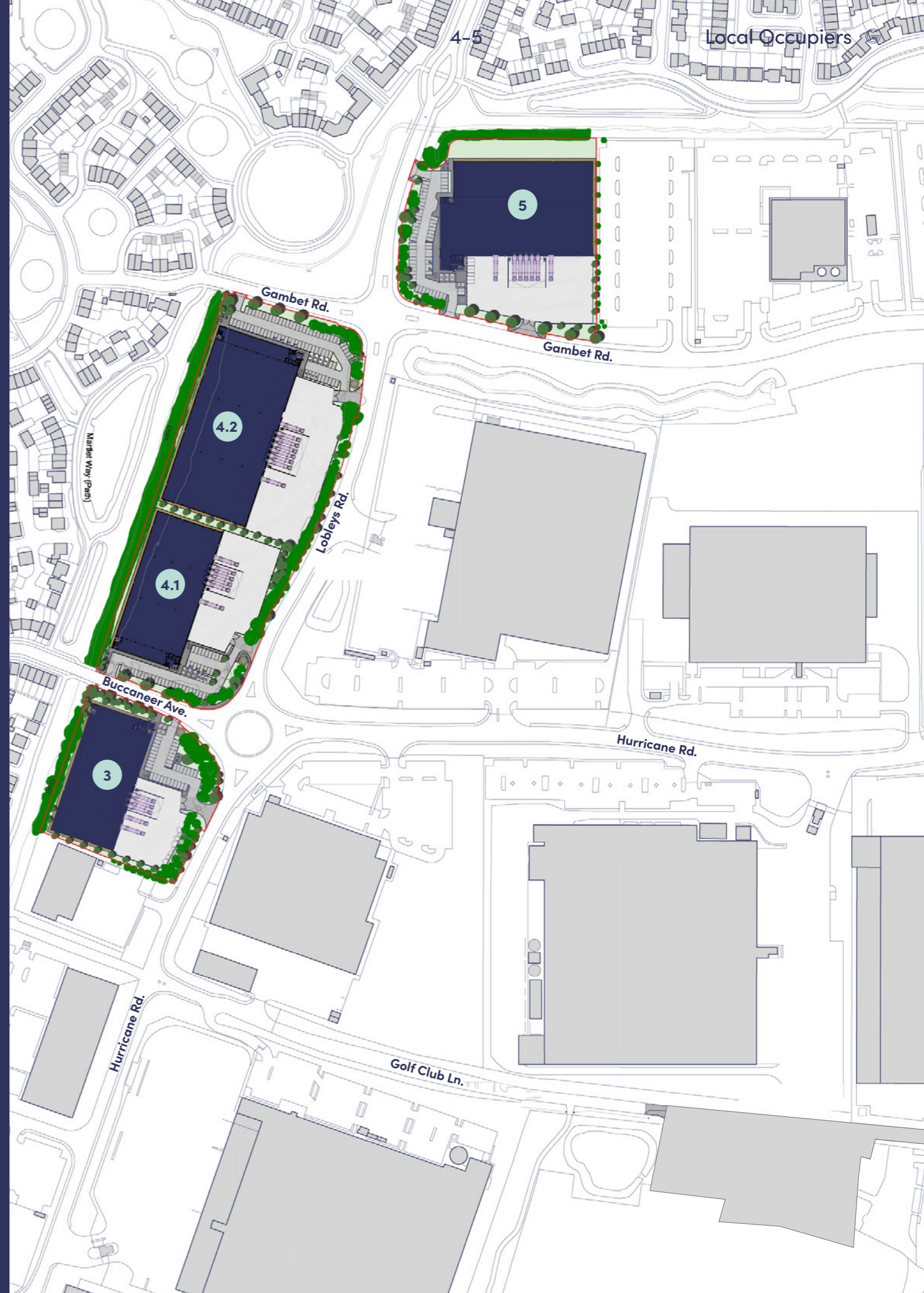
Premier Inn

David Lloyd
— CLUBS —

COSTA COFFEE

Royal Mail

TESCO
extra





Unit 3

Unit 3	Sq Ft	Sq M
Ground Floor	41,391	3,845.4
First Floor	3,109	288.8
Total	44,500	4,134.2

- EV CHARGING Points
- Target EPC A+
- 2.49 Acre Plot
- HIGH Specification OFFICES
- PHOTOVOLTAIC Panels
- TARGET BREAM EXCELLENT
- 40M Yard DEPTH
- 2 LEVEL Doors
- 3 DOCK Doors
- 39 Parking Spaces
- 12.5M Clear HEIGHT
- 50KN/M² Floor LOADING

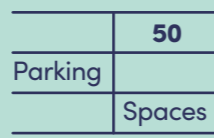
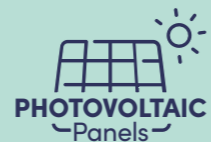


8-9



Unit 4.1

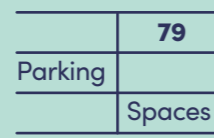
Unit 4.1	Sq Ft	Sq M
Ground Floor	47,123	4,377.8
First Floor	3,777	350.9
Total	50,900	4,728.7

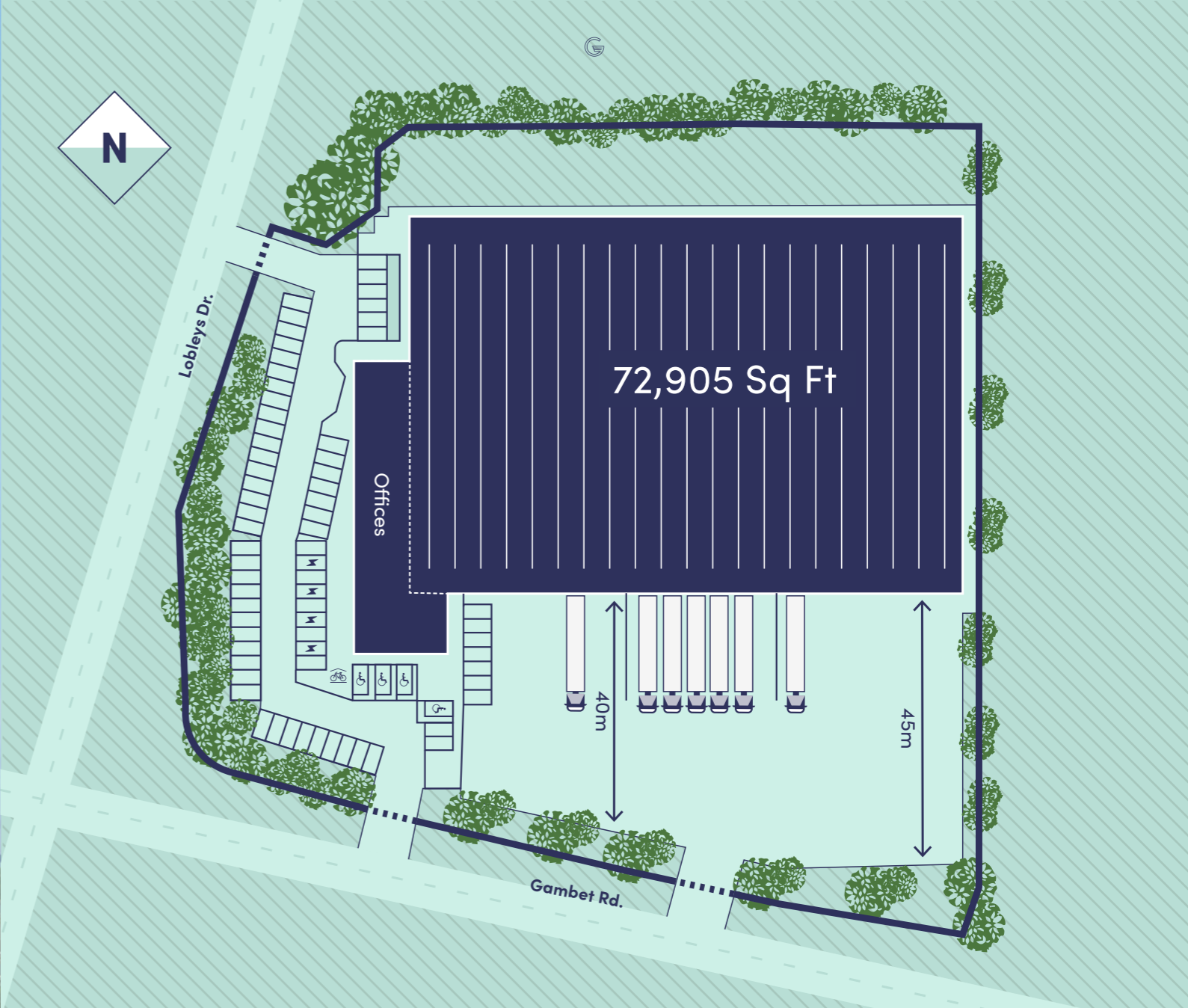




Unit 4.2

Unit 4.2	Sq Ft	Sq M
Ground Floor	76,630	7,119.2
First Floor	5,370	498.9
Total	82,000	7,618.1



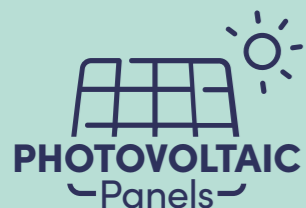


Unit 5

Unit 5	Sq Ft	Sq M
Ground Floor	67,868	6,305.1
First Floor	5,037	467.9
Total	72,905	6,773.0

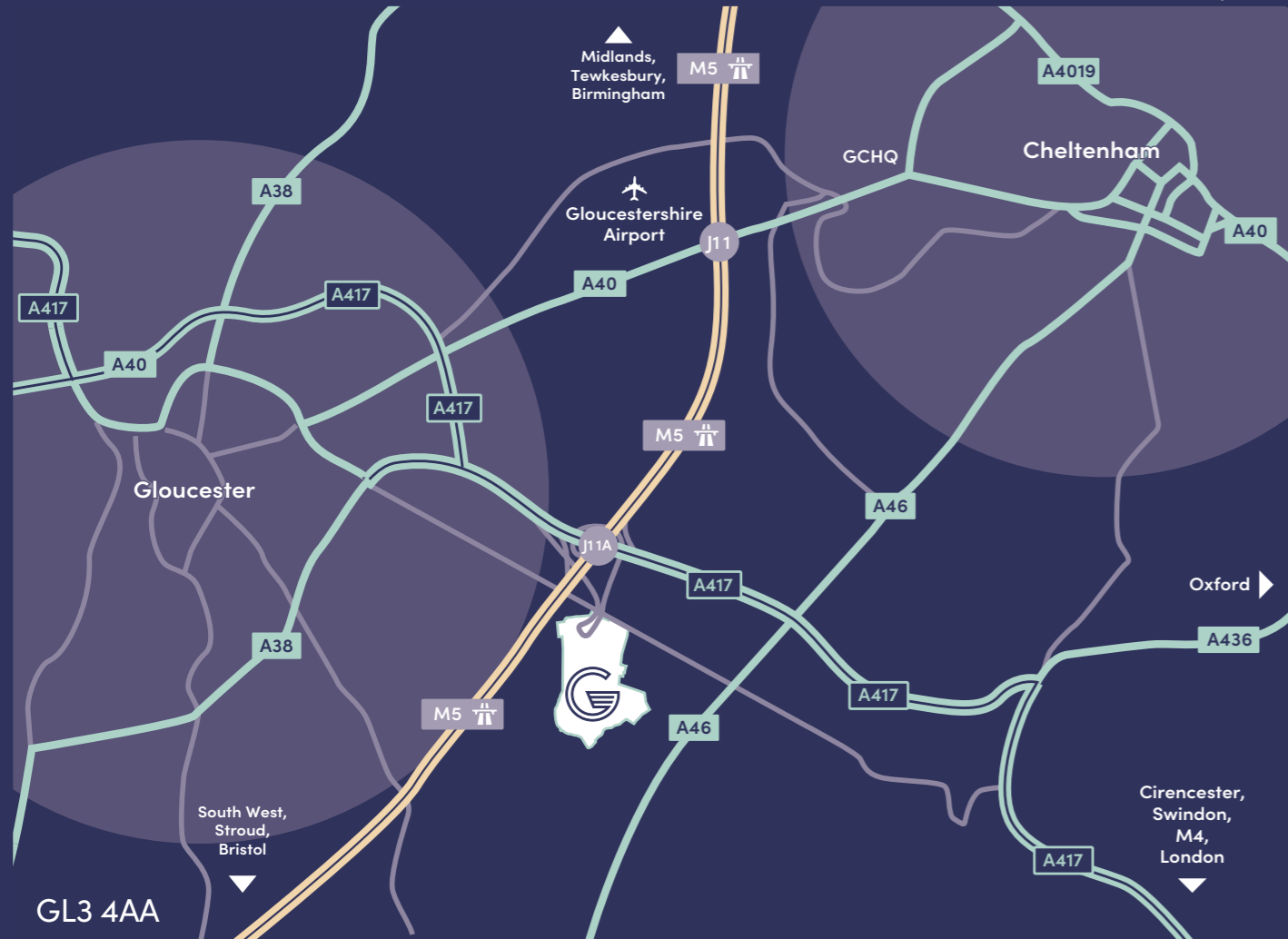
- EV CHARGING Points
- Target EPC A+
- 3.88 Acre Plot
- HIGH Specification OFFICES
- PHOTOVOLTAIC Panels
- TARGET BREEM EXCELLENT
- 40 TO 45M Yard DEPTH
- 2 LEVEL Doors
- 5 DOCK Doors
- 73 Parking Spaces
- 12.5M Clear HEIGHT
- 50KN/M² Floor LOADING

Sustainability & Amenities at Gloucester Business Park



Strategically located between Gloucester and Cheltenham

To access the Midlands, South West and South East.



Location	Miles	Time
Gloucester	3.7	9 mins
Cheltenham	6.8	12 mins
Swindon	33.0	35 mins
Bristol	37.3	40 mins
Oxford	45.2	60 mins
Birmingham	54.9	65 mins
Cardiff	62.3	65 mins
London	110	160 mins

Stations	Time
Gloucester Station	12 mins
Cheltenham Spa Station	14 mins
Bristol Parkway	36 mins
Swindon	49 mins
London Paddington From Gloucester station	111 mins

Airport	Time
Gloucestershire Airport	12 mins
Bristol Intl. Airport	52 mins
Birmingham Intl. Airport	57 mins
Heathrow Airport	88 mins

GL3 4AA



15.07%

Local population working in manufacturing & transport.



2,535,472
people within the area

Drive Time 0 - 50 mins



323,000

People in Gloucestershire are economically active.



13,727,334
people within the area

Drive Time 50 - 100 mins



6%

Annual wages here are 6% lower than national average.



36,891,629
people within the area

Drive Time 100 - 150 mins



628,139

Gloucestershire has a total population of 628,139.



Further Information

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ARA
EUROPE

STRAITS
REAL ESTATE

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