GLOUCESTER 12
GL10 3DP



FOR SALE/TO LET
INDUSTRIAL/WAREHOUSE UNITS

- 9 months delivery programme
- 20,000 - 125,000 sq ft
- Adjacent to J12 M5 motorway

www.gloucester12.co.uk

MAJOR GLOUCESTERSHIRE EMPLOYERS:

DOWNTON · DOWTY · MEARS · müller · RENISHAW apply innovation™ · SAFRAN · spirax sarco · SuperGroup.Plc

SERVICES

All mains services are connected.

Additional heat and power reserves may be available subject to use and terms.

TERMS

For further information please contact the agents.

PLANNING

The site has an implemented planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse & Distribution) uses. The consent applies to a variety of different sized buildings.



SCHEDULE OF ACCOMMODATION

UNIT 1	
Net Warehouse Area	34,000 sq ft (3,159m²)
Office (First Floor)	3,500 sq ft (325m²)
Total Area	**37,500 sq ft (3,484m²)**
Loading Docks	2
Level Access	2
Car Parking	37
Net Plot Area	2.04 acres (0.83 hectares)

UNIT 2	
Net Warehouse Area	15,500 sq ft (1,440m²)
Office (First Floor)	1,500 sq ft (139m²)
Total Area	**17,000 sq ft (1,579m²)**
Level Access	2
Car Parking	18
Net Plot Area	0.68 acres (0.28 hectares)

UNIT 3	
Net Warehouse Area	24,000 sq ft (2,230m²)
Office (First Floor)	3,000 sq ft (279m²)
Total Area	**27,000 sq ft (2,508m²)**
Level Access	3
Car Parking	28
Net Plot Area	1.20 acres (0.49 hectares)

UNIT 4	
Net Warehouse Area	31,000 sq ft (2,880m²)
Office (2 storey)	9,000 sq ft (836m²)
Total Area	**40,000 sq ft (3,72m²)**
Loading Docks	2
Level Access	2
Car Parking	40
Net Plot Area	2.34 acres (0.95 hectares)

Total Site Area **14.48 acres (5.86 hectares)**

DESIGN & BUILD

NEXT TO MOTORWAY JUNCTION

EXCELLENT WORKFORCE

PRIME LOCATION



HGV DISTANCES/ DRIVE TIMES

J15 M5/J20 M4	20 miles	20 minutes
Bristol	30 miles	40 minutes
Swindon	36 miles	48 minutes
Cardiff	57 miles	1 hour
Birmingham	60 miles	1 hour 13 minutes
Reading	75 miles	1 hour 25 minutes
Exeter	102 miles	1 hour 44 minutes
London	115 miles	2 hours 20 minutes

Source: RAC

DEMOGRAPHICS

Working population

	Working Population (16-74 yrs)	Economically Active (in/seeking work)
Gloucester	**81,700**	**68,500 (81.6%)**

Labour Market Earnings, hourly rate (£) excluding overtime:

Gloucestershire	**13.74**
Bristol	**13.84**
Birmingham	**14.40**
Swindon	**14.47**
UK	**13.94**

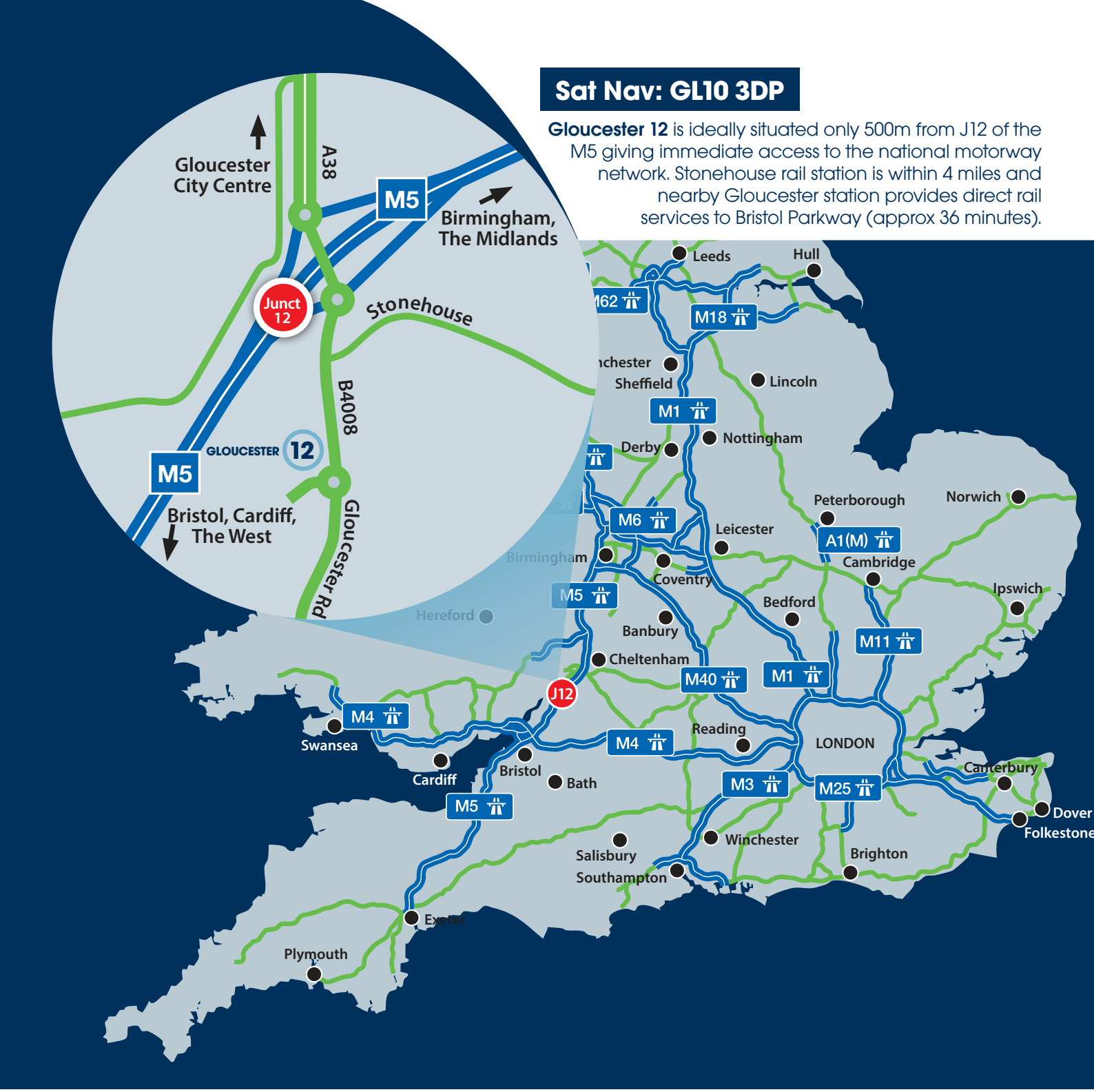
Labour Market Skills (based on occupations Gloucester)

	Number	% of total	UK %
High Skilled occupations	**25,900**	**38.9**	**45.6**
Mid Skilled occupations	**29,200**	**43.9**	**37.4**
Low Skilled occupations	**11,400**	**17.2**	**16.9**

Source: Norris & South Gloucestershire County Council

Sat Nav: GL10 3DP

Gloucester 12 is ideally situated only 500m from J12 of the M5 giving immediate access to the national motorway network. Stonehouse rail station is within 4 miles and nearby Gloucester station provides direct rail services to Bristol Parkway (approx 36 minutes).



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