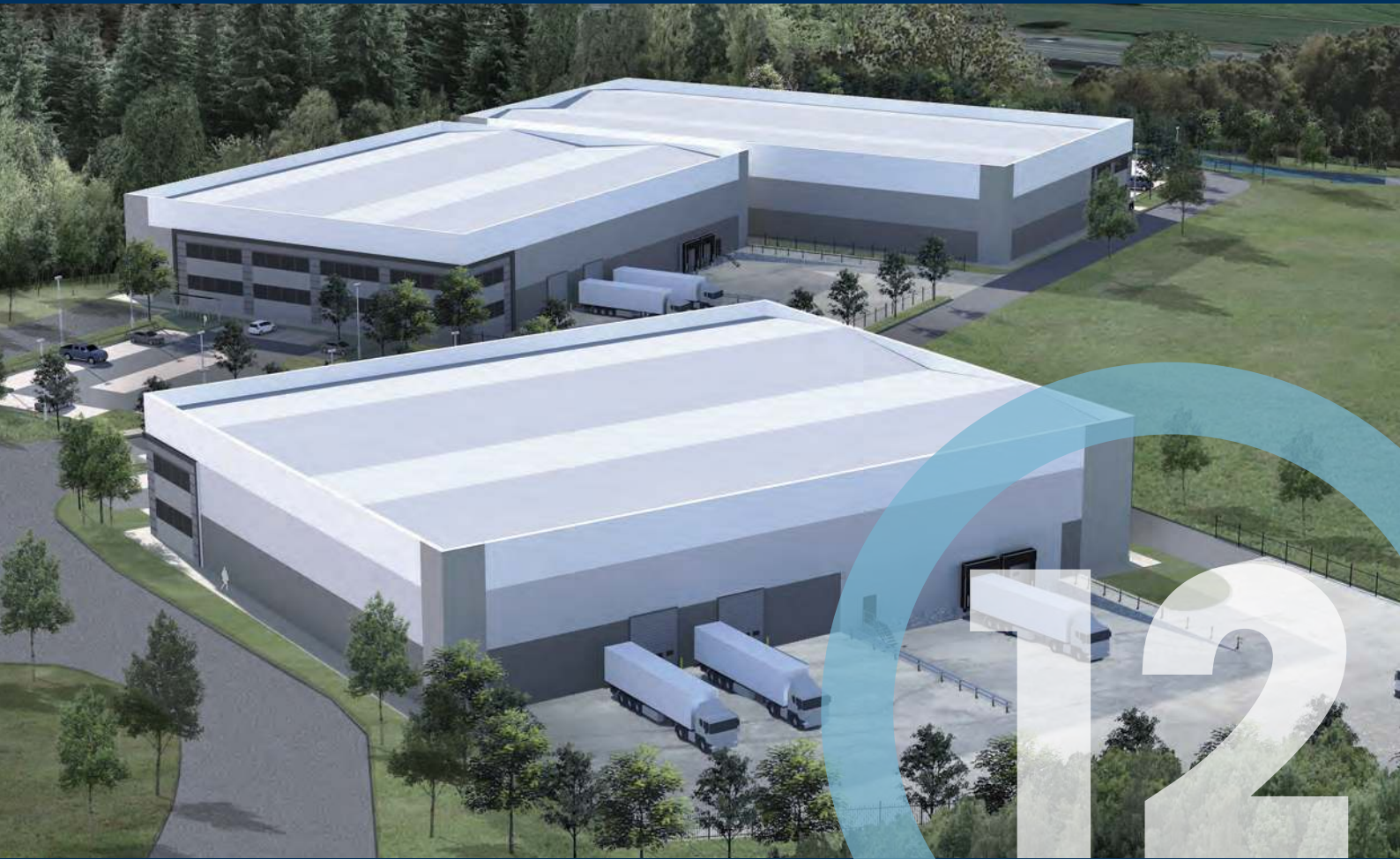


**GLOUCESTER**  
GL10 3DP

**12**



## 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](http://www.gloucester12.co.uk)

## MAJOR GLOUCESTERSHIRE EMPLOYERS:



### 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 (3,159m <sup>2</sup> )      |
| Office (First Floor) | 3,500 sq ft (325m <sup>2</sup> )         |
| <b>Total Area</b>    | <b>37,500 sq ft (3,484m<sup>2</sup>)</b> |
| 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 (1,440m <sup>2</sup> )      |
| Office (First Floor) | 1,500 sq ft (139m <sup>2</sup> )         |
| <b>Total Area</b>    | <b>17,000 sq ft (1,579m<sup>2</sup>)</b> |
| Level Access         | 2                                        |
| Car Parking          | 18                                       |
| Net Plot Area        | 0.68 acres (0.28 hectares)               |

#### UNIT 3

|                      |                                          |
|----------------------|------------------------------------------|
| Net Warehouse Area   | 24,000 sq ft (2,230m <sup>2</sup> )      |
| Office (First Floor) | 3,000 sq ft (279m <sup>2</sup> )         |
| <b>Total Area</b>    | <b>27,000 sq ft (2,508m<sup>2</sup>)</b> |
| Level Access         | 3                                        |
| Car Parking          | 28                                       |
| Net Plot Area        | 1.20 acres (0.49 hectares)               |

#### UNIT 4

|                    |                                         |
|--------------------|-----------------------------------------|
| Net Warehouse Area | 31,000 sq ft (2,880m <sup>2</sup> )     |
| Office (2 storey)  | 9,000 sq ft (836m <sup>2</sup> )        |
| <b>Total Area</b>  | <b>40,000 sq ft (3,72m<sup>2</sup>)</b> |
| 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<br>Population<br>(16-74 yrs) | Economically<br>Active<br>(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 |

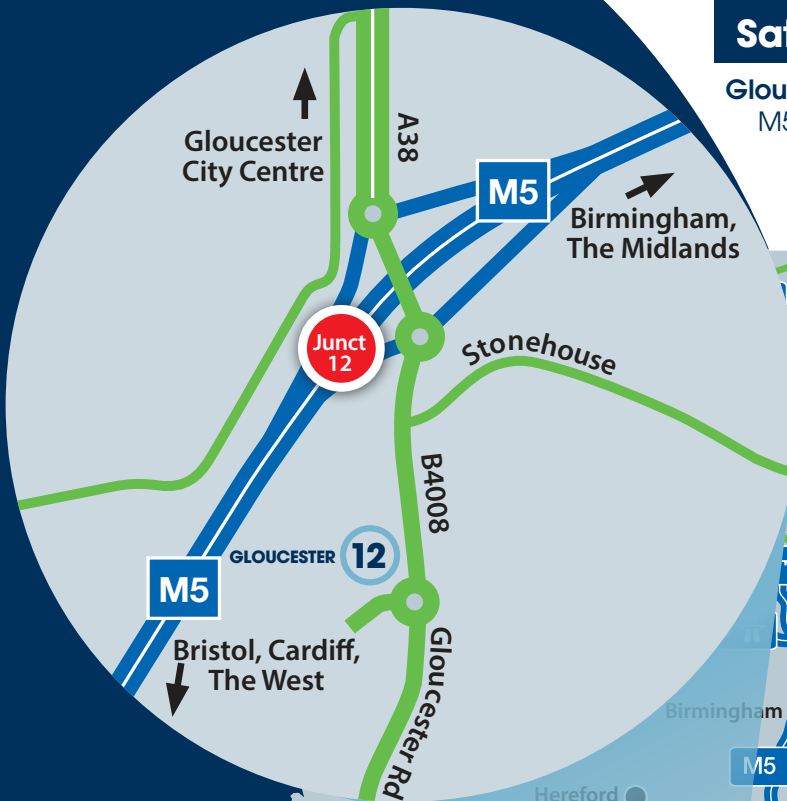
### Labour Market Skills (based on occupations Gloucester)

|                          | 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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A development by

**GRAFTONGATE**

**www.gloucester12.co.uk**

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