

**GLOUCESTER**

GL10 3DP

www.gloucester12.co.uk



# 4 New Industrial/Warehouse Units For Sale/To Let

Prime location adjacent to Junction 12 M5



**AVAILABLE  
Q4 2022**

# SUSTAINABILITY



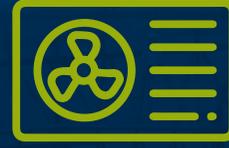
## BREEAM Very Good Rating

The units will achieve BREEAM "Very Good"



## Electric Vehicle Charging Points

Each unit will incorporate charging points for vehicles



## Air Source Heat Pumps

Heating and cooling will be provided using air source heat pumps



## Renewable Energy

The units have been designed to be capable of maximising the use of renewable energy



## Smart Office Lighting

LED luminaires with comprehensive system to minimise energy



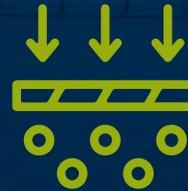
## Water Efficiency

Low water flow taps and wc's



## Sustainable drainage system

Storm water attenuation tanks beneath service yards



## Highly Efficient Insulation

High levels of roof, wall and glazing insulation beyond minimum building regulations



## Low Air Permeability

Heat loss in winter is minimised to below building regs requirements ( $2.3\text{m}^3/\text{h}/\text{m}^2$  vs  $5\text{m}^3/\text{h}/\text{m}^2$ )



## Rooflights to Warehouse

15% Triple skin rooflights to the warehouses

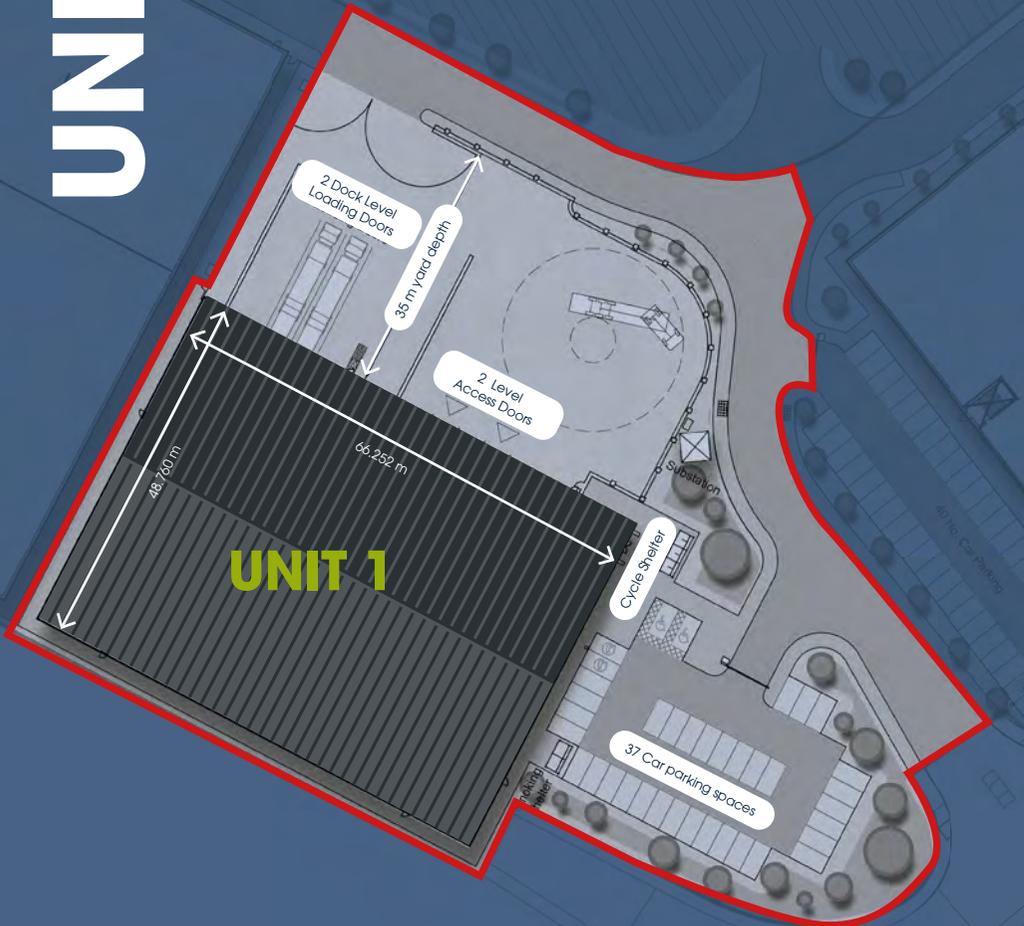
# PRIME SITUATION



# UNIT 1

Unit 1	sq ft
Warehouse	33,869
Offices	4,358
<b>Total</b>	<b>38,227</b>

Site Area: 2.04 acres (0.83 ha)

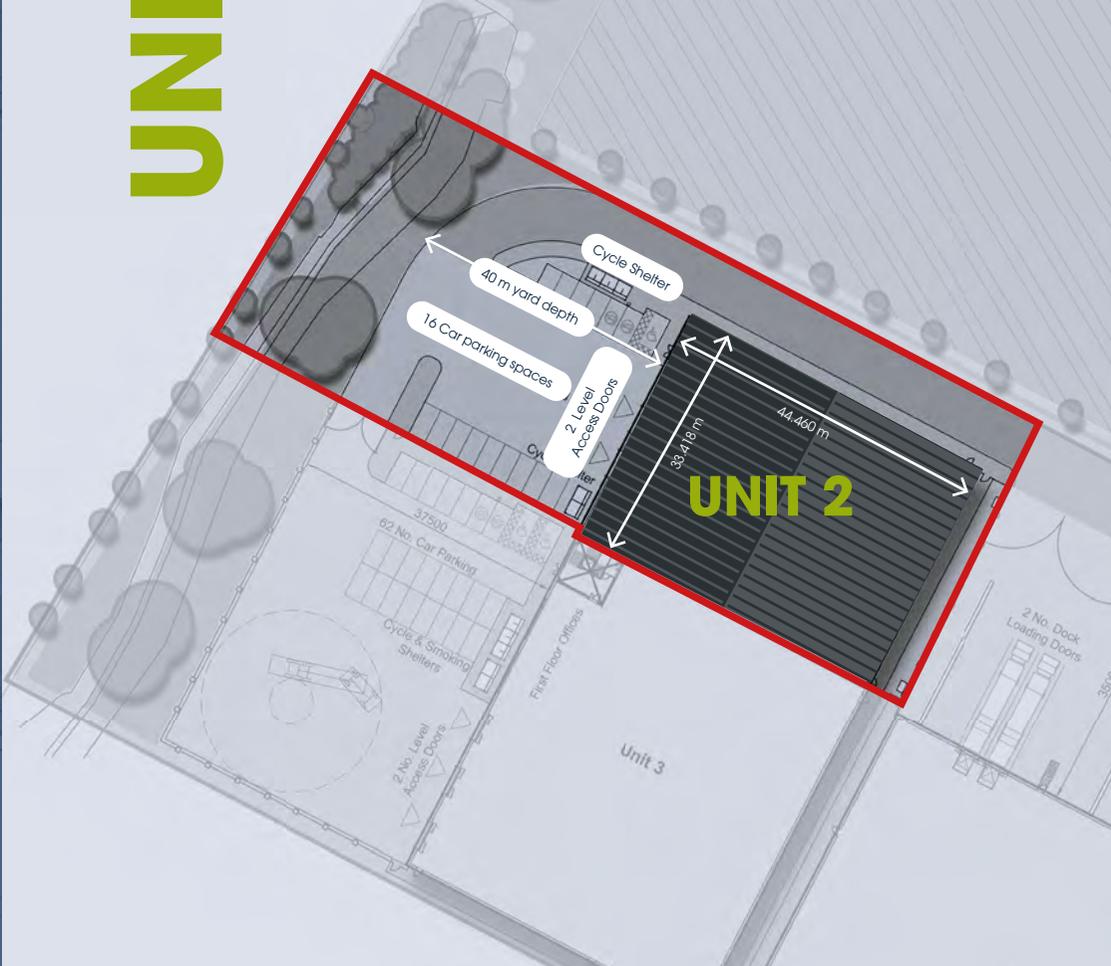


- 50KN/M<sup>2</sup> FLOOR LOADING
- 2 LOADING DOCKS
- 2 LEVEL ACCESS DOORS
- 37 CAR PARKING SPACES
- FIRST FLOOR FULLY FITTED OFFICES
- 10M TO UNDERSIDE OF HAUNCH
- 35 M YARD DEPTH

# UNIT 2

Unit 2	sq ft
Warehouse	15,545
Offices	1,965
<b>Total</b>	<b>17,516</b>

Site Area: 0.68 acres (0.28 ha)

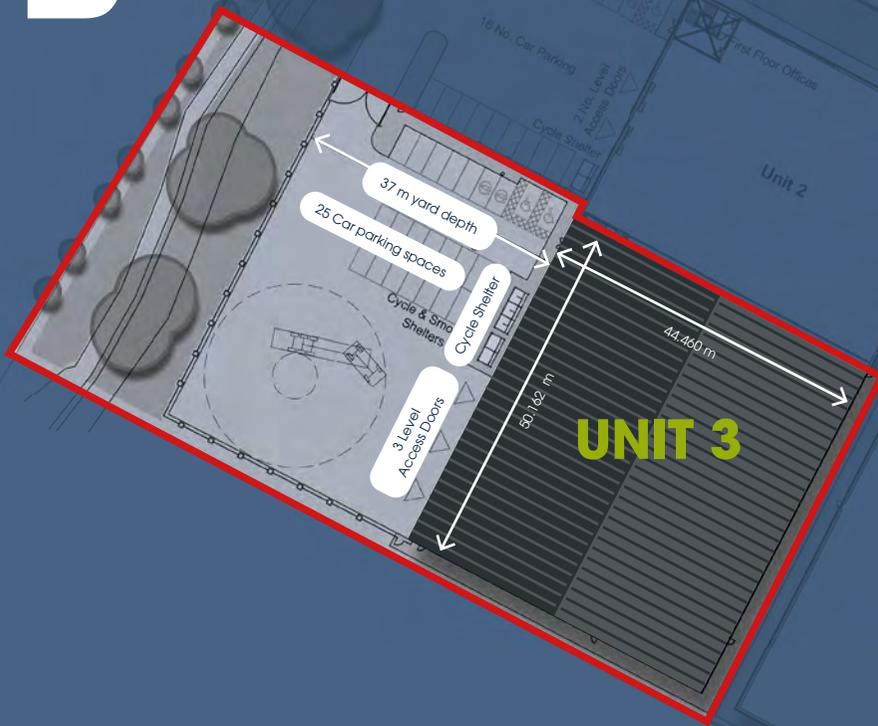


- 50KN/M<sup>2</sup> FLOOR LOADING
- 2 LEVEL ACCESS DOORS
- 16 CAR PARKING SPACES
- FIRST FLOOR FULLY FITTED OFFICES
- 10M TO UNDERSIDE OF HAUNCH
- 40 M YARD DEPTH

# UNIT 3

Unit 3	sq ft
Warehouse	23,540
Offices	2,925
<b>Total</b>	<b>26,465</b>

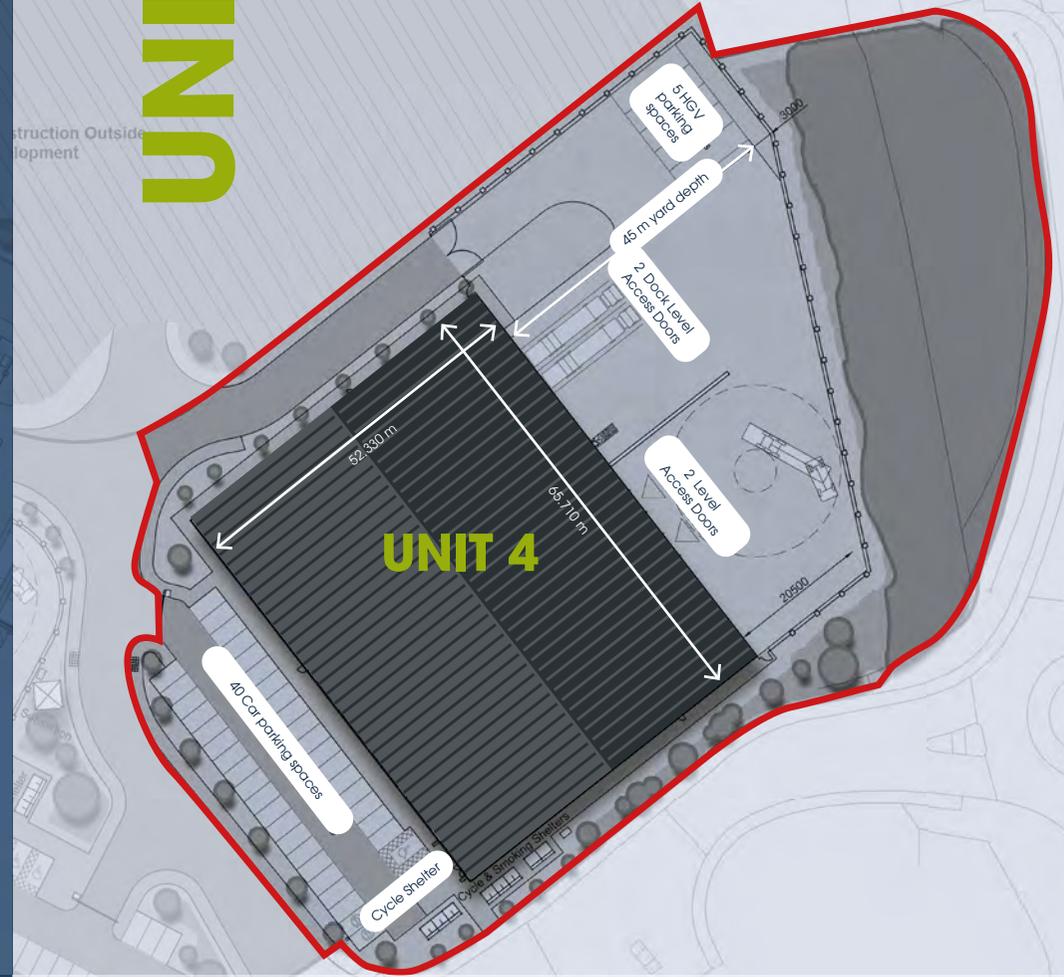
Site Area: 1.20 acres (0.49 ha)



# UNIT 4

Unit 4	sq ft
Warehouse	36,240
Offices	5,048
<b>Total</b>	<b>41,288</b>

Site Area: 2.34 acres (0.95 ha)



50KN/M<sup>2</sup> Floor Loading



3 LEVEL ACCESS DOORS



25 CAR PARKING SPACES



FIRST FLOOR FULLY FITTED OFFICES



10M TO UNDERSIDE OF HAUNCH



37 M YARD DEPTH



50KN/M<sup>2</sup> FLOOR LOADING



2 LOADING DOCKS



2 LEVEL ACCESS DOORS



40 CAR PARKING SPACES



FIRST FLOOR FULLY FITTED OFFICES



45 M YARD DEPTH



12M TO UNDERSIDE OF HAUNCH



5 HGV PARKING SPACES



# PRIME CONNECTIVITY



**GLOUCESTER**  
GL10 3DP



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## DRIVE TIMES

	Miles	Time
Gloucester	6	16min
Bristol Port	29	31min
Bristol	29	40min
Birmingham	59	1hr 10min
London	116	2hr 10min
Southampton Port	124	2hr 11min

## AIRPORTS

	Miles	Time
Gloucester Airport	12	15mins
Bristol Airport	40	45mins
Birmingham Airport	65	1hr 5mins
East Midlands Airport	99	1hr 30mins
Heathrow Airport	94	2hrs

Source: Google Maps

- Airports
- Ports
- 1 Hour Drive
- 2 Hour Drive
- Rail Freight Terminals
- 2 Hour Drive
- 3+ Hour Drive