

GLOUCESTER

GL10 3DP

www.gloucester12.co.uk



4 New Industrial/Warehouse Units For Sale/To Let

Prime location adjacent to Junction 12 M5

DETAILED PLANNING CONSENT OBTAINED FAST TRACK PROGRAMME



A Development by

GRAFTONGATE

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 including pv panels to roof



Smart Office Lighting

LED luminaires with comprehensive system to minimise energy



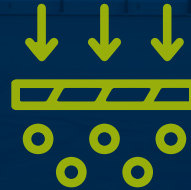
Water Efficiency

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



UNIT 4

UNIT 1

UNIT 2

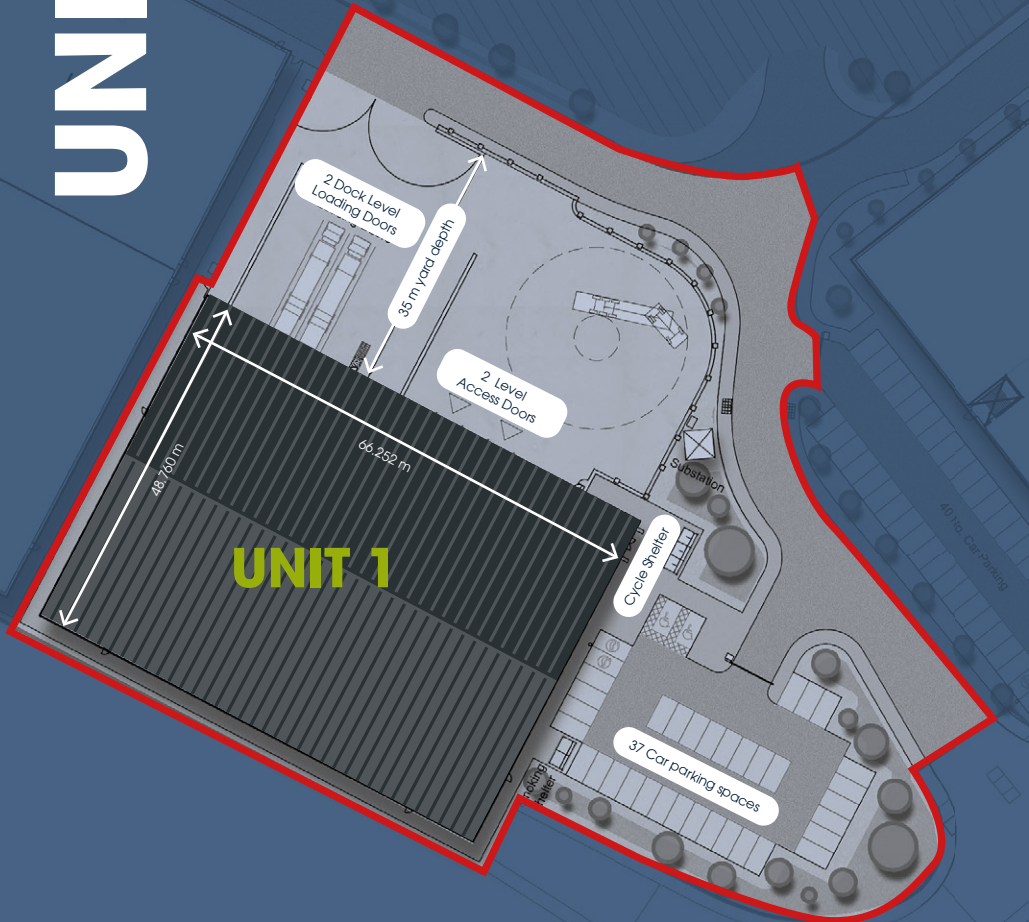
UNIT 3

1

UNIT 1

Unit 1	sq ft
Warehouse	33,869
Offices	4,358
Total	38,227

Site Area: 2.04 acres (0.83 ha)



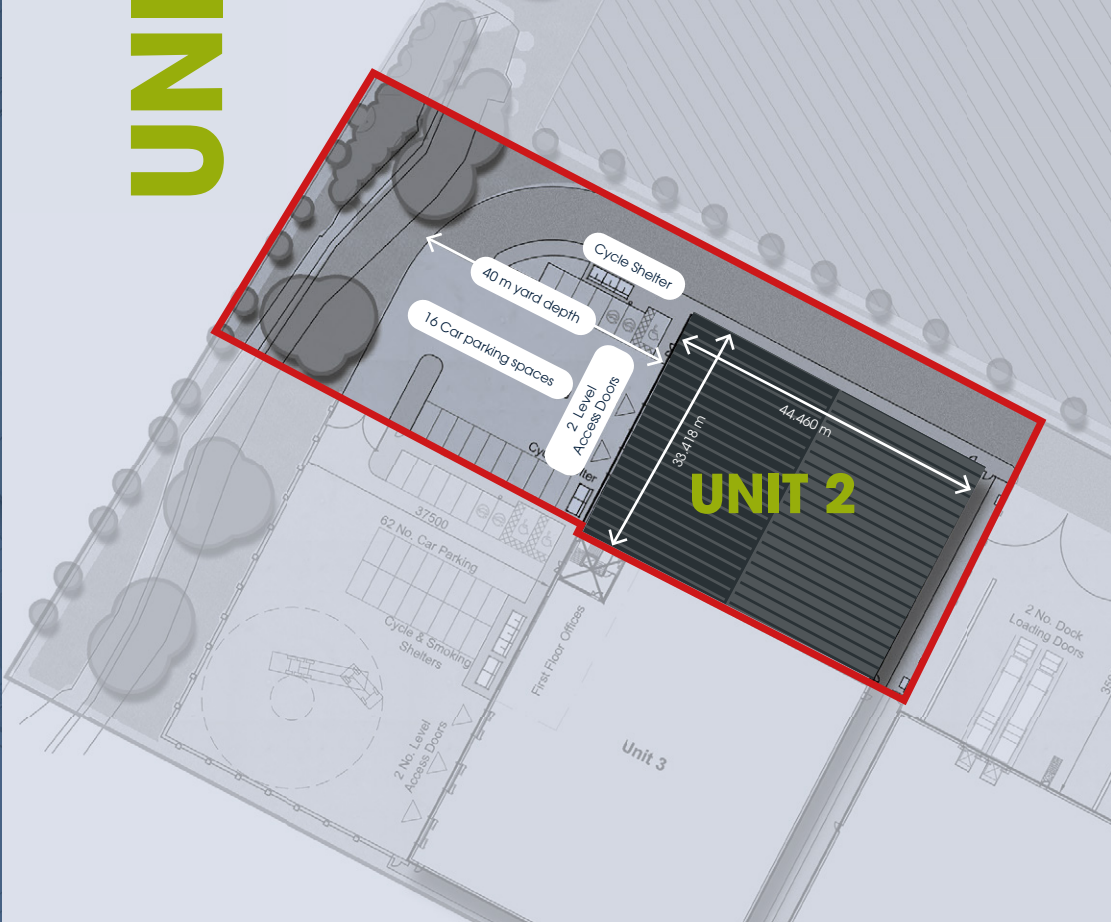
- 50KN/M² FLOOR LOADING
- 2 LOADING DOCKS
- 2 LEVEL ACCESS DOORS
- 37 CAR PARKING SPACES
- FIRST FLOOR FULLY FITTED OFFICES
- 10M TO UNDERSIDE OF HAUNCH
- 35 M YARD DEPTH

2

UNIT 2

Unit 2	sq ft
Warehouse	15,545
Offices	1,965
Total	17,516

Site Area: 0.68 acres (0.28 ha)

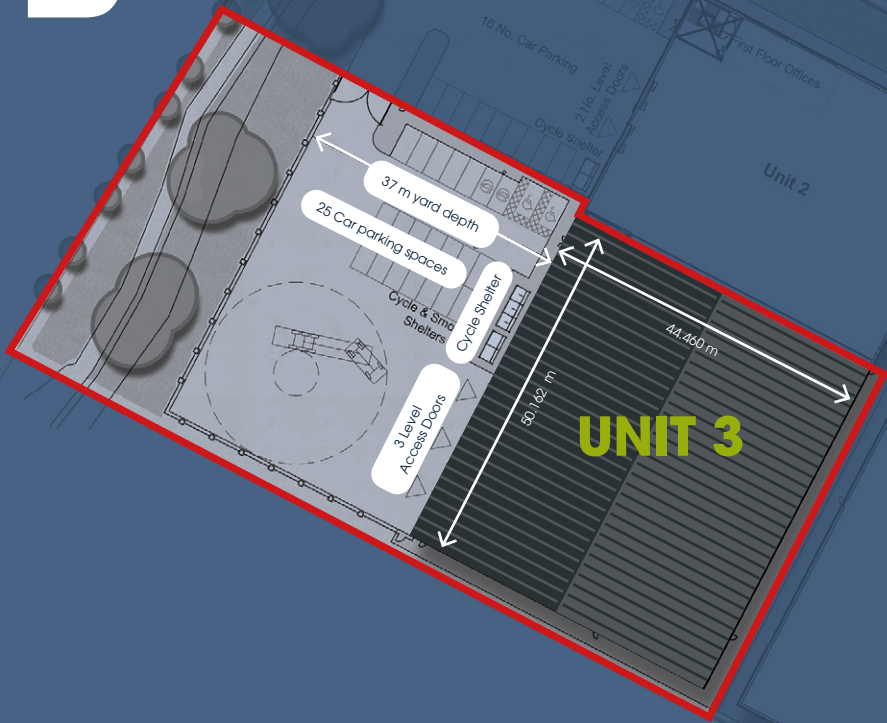


- 50KN/M² FLOOR LOADING
- 2 LEVEL ACCESS DOORS
- 16 CAR PARKING SPACES
- FIRST FLOOR FULLY FITTED OFFICES
- 10M TO UNDERSIDE OF HAUNCH
- 40 M YARD DEPTH
- SECURE YARD

UNIT 3

Unit 3	sq ft
Warehouse	23,540
Offices	2,925
Total	26,465

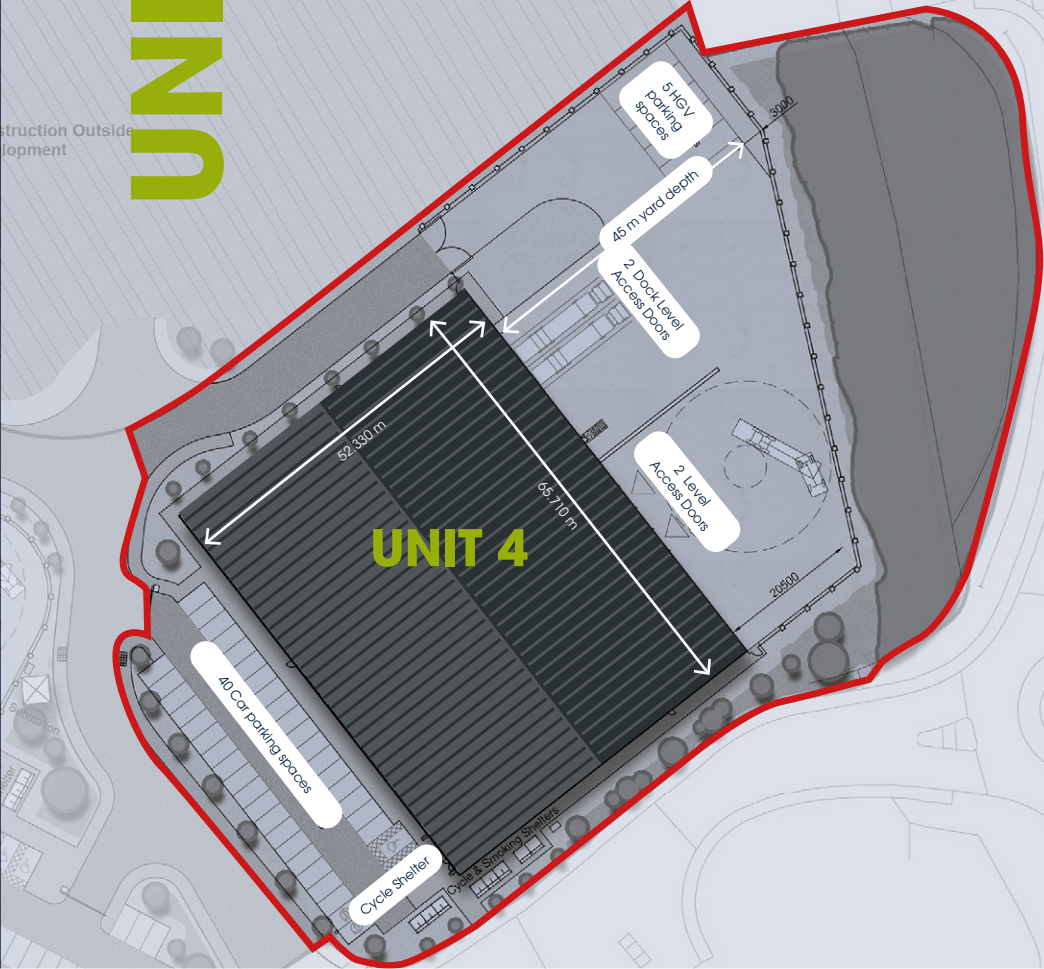
Site Area: 1.20 acres (0.49 ha)



UNIT 4

Unit 4	sq ft
Warehouse	36,240
Offices	5,048
Total	41,288

Site Area: 2.34 acres (0.95 ha)



- 50KN/M² Floor Loading
- 3 LEVEL ACCESS DOORS
- 25 CAR PARKING SPACES
- FIRST FLOOR FULLY FITTED OFFICES
- 10M TO UNDERSIDE OF HAUNCH
- 37 M YARD DEPTH
- SECURE YARD

- 50KN/M² 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
- SECURE YARD

PRIME CONNECTIVITY



GLOUCESTER
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GRAFTONGATE



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

BK Bruton Knowles est.1862

01452 880000
brutonknowles.co.uk

Dorian Wragg: 07738 103935
dorian.wragg@brutonknowles.co.uk

Phoebe Harmer: 07516 507939
phoebe.harmer@brutonknowles.co.uk

M1 M1AGENCY.CO.UK

0121 726 9050

Georgina Thompson: 07793 461360
georgina.thompson@m1agency.co.uk

Andy Hall: 07824 525821
andy.hall@m1agency.co.uk

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