

# ST. MODWEN PARK GLOUCESTER

# TO LET UNITS 1 & 3

GLOUCESTER  
GL10 3EX

Available for Immediate Occupation



NEW HIGH QUALITY WAREHOUSE / INDUSTRIAL UNITS

Unit 1: 56,262 sq ft - Unit 3: 73,597 sq ft





# ST. MODWEN PARK GLOUCESTER

ST. MODWEN PARK GLOUCESTER IS DEVELOPED AND MANAGED BY ST. MODWEN. IT COMPRISES A 58 ACRE (23.5HA) SITE IN A PRIME DISTRIBUTION AND INDUSTRIAL LOCATION ADJACENT TO JUNCTION 12 OF THE M5 MOTORWAY.

Strategically located for easy access to existing Gloucester facilities and with the M5 providing regional and national road connections.

Planning consent for c. 930,000 sq ft of new high quality accommodation.

Build to Suit facilities of up to c. 400,000 sq ft can be delivered.



Internal Unit 1



Internal Unit 3



External Unit 3

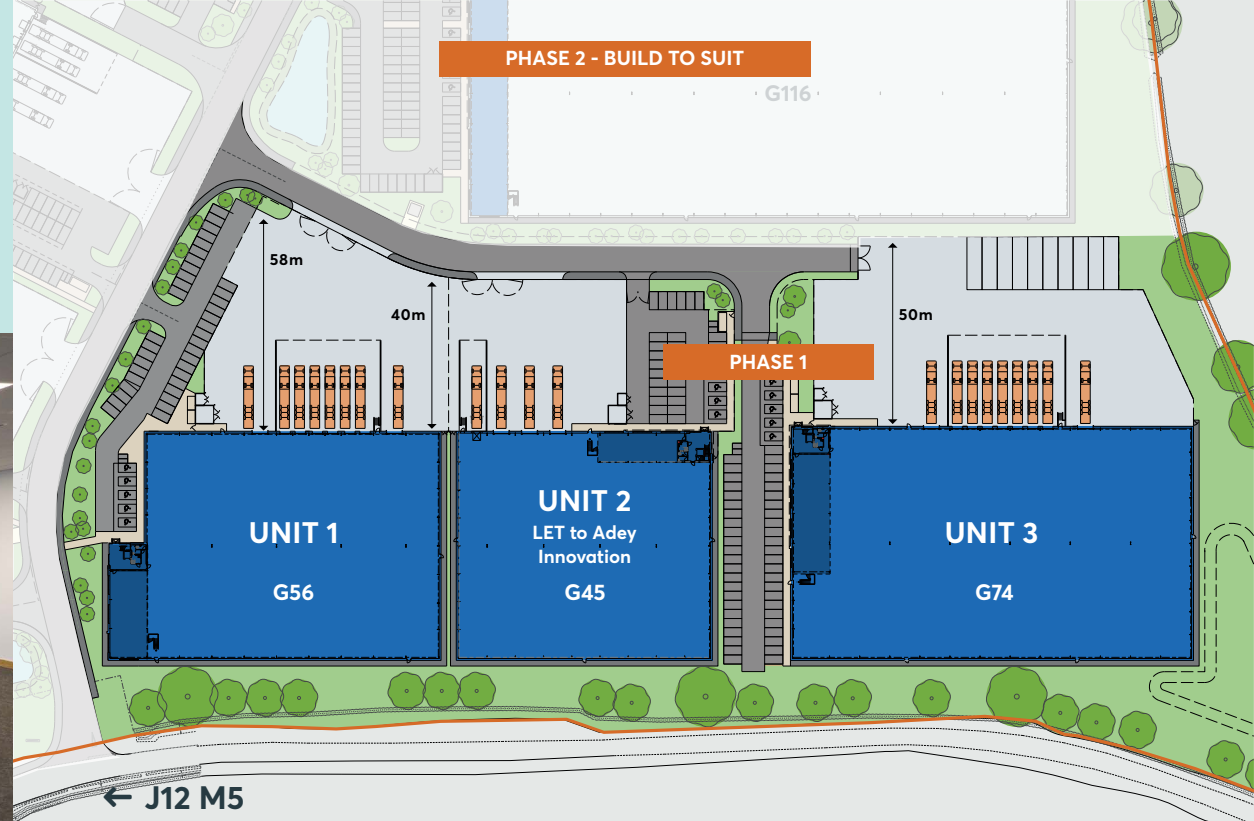


# PHASE 1 DELIVERY

UNITS 1 & 3 ARE AVAILABLE FOR IMMEDIATE OCCUPATION. BUILD TO SUIT OPPORTUNITIES UP TO 400,000 SQ FT ARE ALSO AVAILABLE.



Internal Offices Unit 3



## KEY FEATURES:

- 24 HR ACCESS TO J12 M5
- LOCAL LABOUR ACCESSIBLE
- LARGE FENCED EXTERNAL YARDS
- SEPARATE CAR PARKING AREAS
- 1ST FLOOR OFFICES WITH LIFT & FLEXIBLE UNDERCROFT AREA
- A & ELECTRIC VEHICLE CHARGING POINTS
- HIGH QUALITY EXTERNAL COMMON PARTS

## ACCOMMODATION - PHASE 1

UNIT 1	sq ft	sq m
Warehouse	52,437	4,871.5
Ground Reception Core	696	64.6
First Floor Offices	3,129	290.7
<b>Total</b>	<b>56,262</b>	<b>5,226.8</b>

Approx Gross Internal Areas.

Level Access Doors	2
Dock Level Loading Doors	6
Haunch Height (m)	10
Car Parking	43
Floor Loading UDL (kN/m <sup>2</sup> )	37.5
Floor Loading Racking Leg (kN)	80
Power Supply (kVA)	190

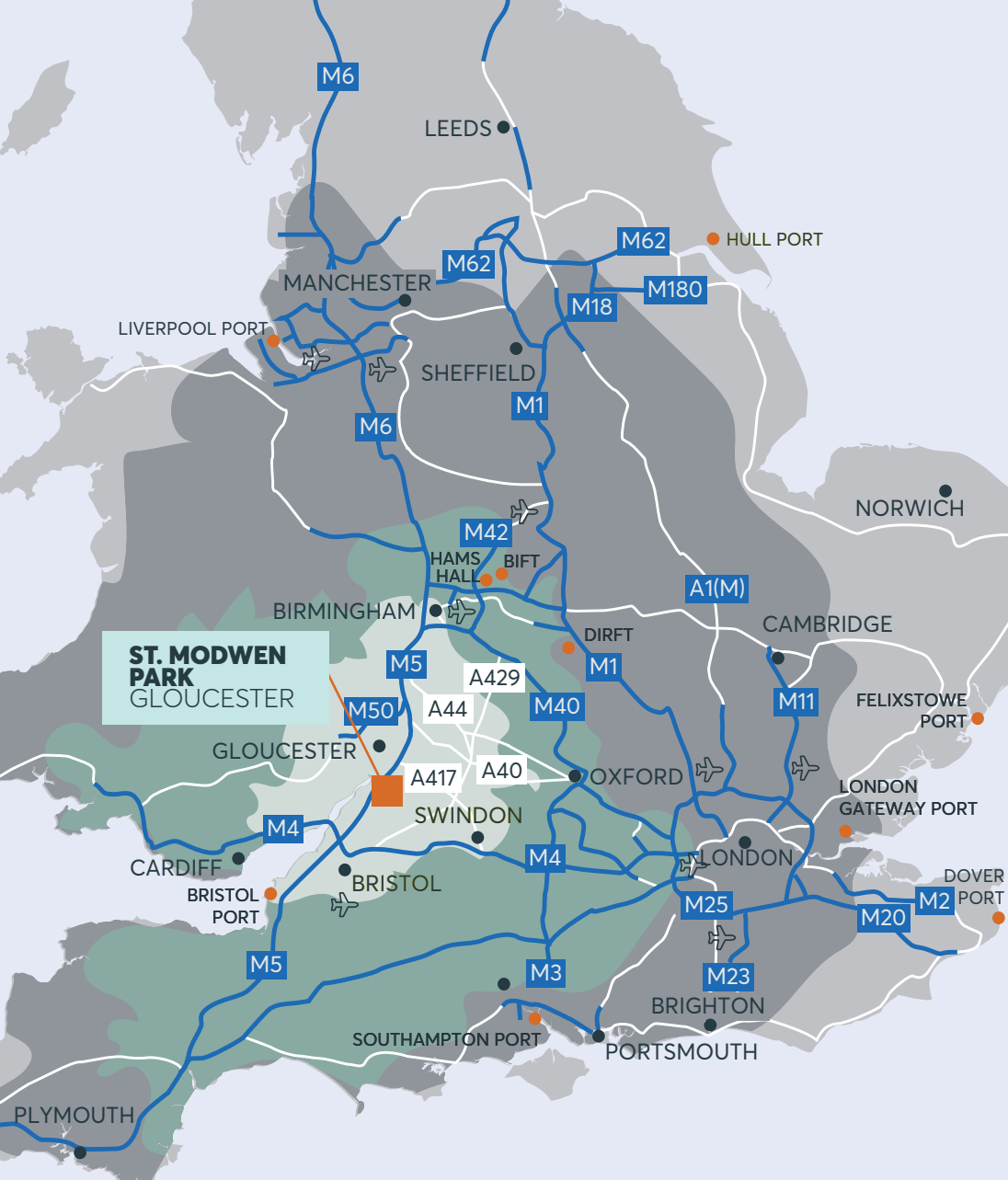
UNIT 3	sq ft	sq m
Warehouse	68,916	6,402.4
Ground Reception Core	693	64.4
First Floor Offices	3,988	370.5
<b>Total</b>	<b>73,597</b>	<b>6,837.3</b>

Level Access Doors	2
Dock Level Loading Doors	7
Haunch Height (m)	10
Car Parking	53
Floor Loading UDL (kN/m <sup>2</sup> )	37.5
Floor Loading Racking Leg (kN)	80
Power Supply (kVA)	240

Higher utility capacities may be available, subject to requirements.

# ST. MODWEN PARK GLOUCESTER

GL10 3EX



- ST. MODWEN PARK GLOUCESTER
- 1 Hours Drive
- 2 Hours Drive
- 3 Hours Drive
- Ports/Rail Freight Terminals
- 3+ Hours Drive

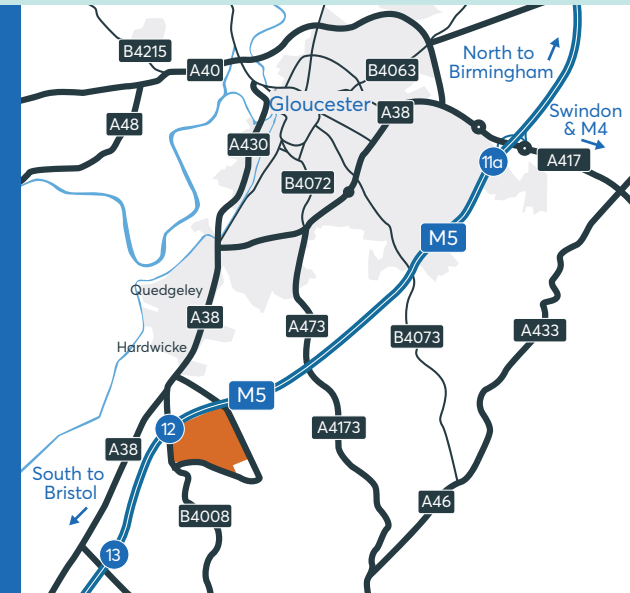


M5 J12	0.5 miles	1min
Gloucester	6 miles	16min
Bristol Port	29 miles	31min
Bristol	29 miles	40min
Birmingham	59 miles	1hr 10min
London	116 miles	2hr 10min
Southampton Port	124 miles	2hr 11min



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

Source: Google Maps



## PLANNING

Units 1-3 have consent (S.18/2528/REM) for storage & distribution, light and general industrial use with ancillary offices.

## TERMS

St. Modwen will lease units to occupiers for a term to be agreed.

The leases will be in standard form on a full repairing and insuring basis.

## ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## FOR FURTHER INFORMATION

Please contact the joint sole agents:

**alderking**  
PROPERTY CONSULTANTS  
**01452 623290**  
www.alderking.com

**Adrian Rowley**  
arowley@alderking.com

**DTRE**  
**020 3328 9080**  
www.dtre.com

**Richard Harman**  
richard.harman@dtre.com

**Alice Hampden-Smith**  
alice.hampden-smith@dtre.com