

■ **Clear and level site**

■ **Freehold**

■ **Vacant possession**

FORMER NATIONAL GRID SITE
5.28 ACRES FOR SALE

BRISTOL ROAD | GLOUCESTER | GL2 5YA

GRiD
POINT

On the instructions of
nationalgrid

Bristol Road Frontage



5.28 Acres For Sale

A clear and level development site with frontage onto a key arterial route into Gloucester, Bristol Road.

The site is part of a former gasworks, further details are available in the information pack.

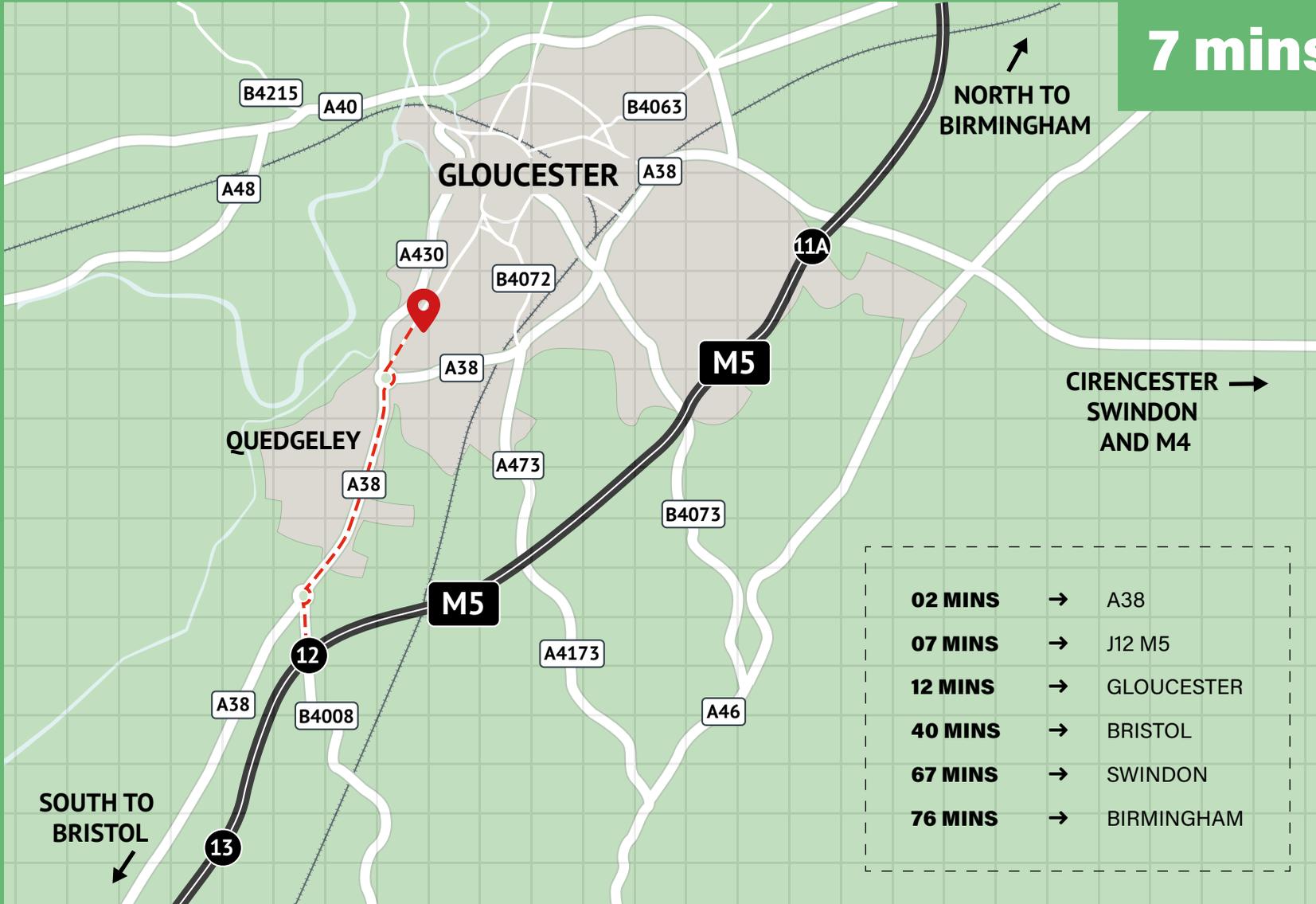
Potential exists for a range of uses, from trade, logistics and industrial to open storage, subject to planning.

 **Main Site.** 4.25 acres

 **Road.** 1.03 acres

TOTAL: 5.28 Acres

7 mins to M5 J12



Established Location

Gloucester is located close to the border between England and Wales, approximately 32 miles from Bristol, 28 miles from Worcester and 94 miles from Birmingham.

The city benefits from excellent road communications with access to the M5 via J.11, 11a and 12. The A417 links to Cirencester and Swindon, and ultimately J.16 M4.

Thriving Business Area



Walking Distance

Grid Point is at the heart of a thriving business location and within easy walking distance to a plentiful range of amenities.

ASDA

H
Holiday Inn



Freehold Level Site



Planning

A planning appraisal has been undertaken, available on the dataroom, which suggests a range of development uses would be supported, however trade, industrial, logistics and storage uses are likely to be viewed more favourably due to the site's location, history and surrounding uses.

 Main Site

 Road

GRiD

POINT BRISTOL ROAD | GL2 5YA

Further Information

SERVICES

We are advised the site benefits from mains power, gas, water and drainage. We suggest prospective purchasers undertake their own investigations of availability and capacity via the appropriate body.

TERMS

The freehold of the site is available with the benefit of vacant possession.

LEGAL COSTS

Each party will be responsible for their legal costs incurred in the transaction.

METHOD OF SALE

Both unconditional and conditional offers for the freehold of the property will be considered with limited title guarantees.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. All offers should confirm that the sellers non negotiable environmental provisions are accepted.

ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT

All terms quoted are exclusive of VAT.

DATA ROOM

A data room has been generated. For access please contact the marketing agents.

www.bristolroad-gloucester.co.uk

Viewings

To arrange a viewing or for more information please contact the sole agents:



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