

UNIT 1

St. Modwen Park
Gloucester
GL10 3EX

**NEW HIGH QUALITY WAREHOUSE/INDUSTRIAL UNIT
TO LET 56,262 SQ FT (5,226 SQ M)
ADJACENT TO THE A38 & J12 M5 MOTORWAY**





UNIT 1 IS AVAILABLE FOR IMMEDIATE OCCUPATION

St. Modwen Park Gloucester was developed and managed by St. Modwen. It comprises a 58 acre (23.5ha) site in a prime distribution and industrial location.



24 HR SITE ACCESS

EASY ACCESS TO THE A38 AND JUNCTION 12 M5 MOTORWAY

LARGE FENCED EXTERNAL YARD

SEPARATE CAR PARKING AREA

FIRST FLOOR OFFICES WITH LIFT & FLEXIBLE UNDERCROFT AREA

EPC A RATING & ELECTRIC VEHICLE CHARGING POINTS





SITUATED ON ST. MODWEN PARK GLOUCESTER

St. Modwen Park Gloucester is adjacent to junction 12 of the M5, 1 mile from the A38 dual carriageway and 6 miles to the South West of Gloucester.

The site is strategically located for easy access to existing Gloucester facilities and the M5, providing regional and national road connections.

Additionally, the A38 provides dual carriageway access to the Gloucester Ring Road and the South West Bypass.

Major occupiers within the local vicinity include Schlumberger, Gardiner Bros and International Plywood.



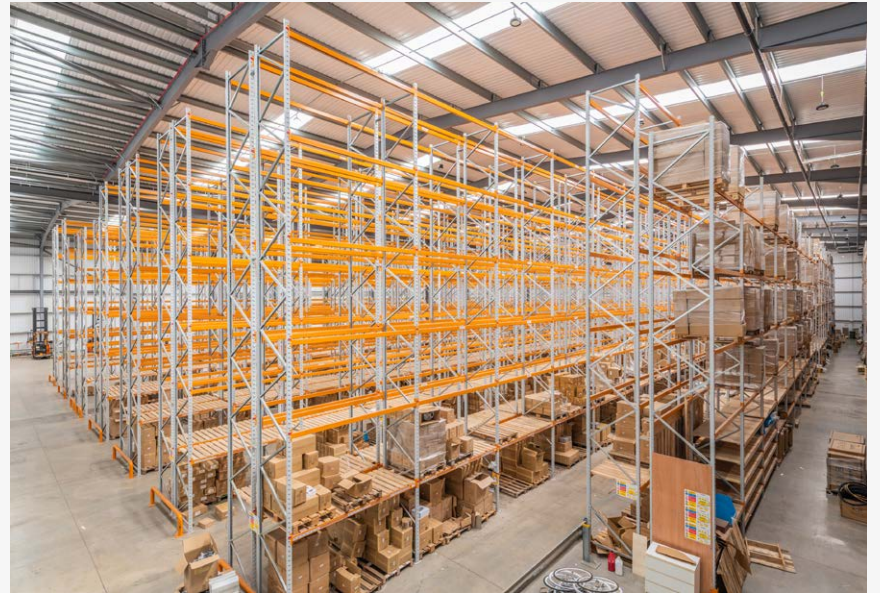


**A HIGH QUALITY
WELL SPECIFIED
WAREHOUSE FACILITY**



SPECIFICATION

- Large concrete loading yard with fence and manual gates (58m depth max)
- High quality first floor offices with lift & WCs at ground and first floors
- 10m clear internal height (haunch)
- Floor loading 37.5 kN/sq m
- Power supply (kva) 190
- 24 hour access
- Two electronically operated level access loading doors
- Six dock level loading doors
- Electric car charging
- Self contained car parking area with 43 spaces
- LED lighting to the warehouse
- Potential for racking to be left in situ subject to separate negotiation





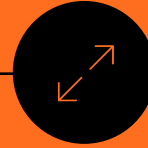
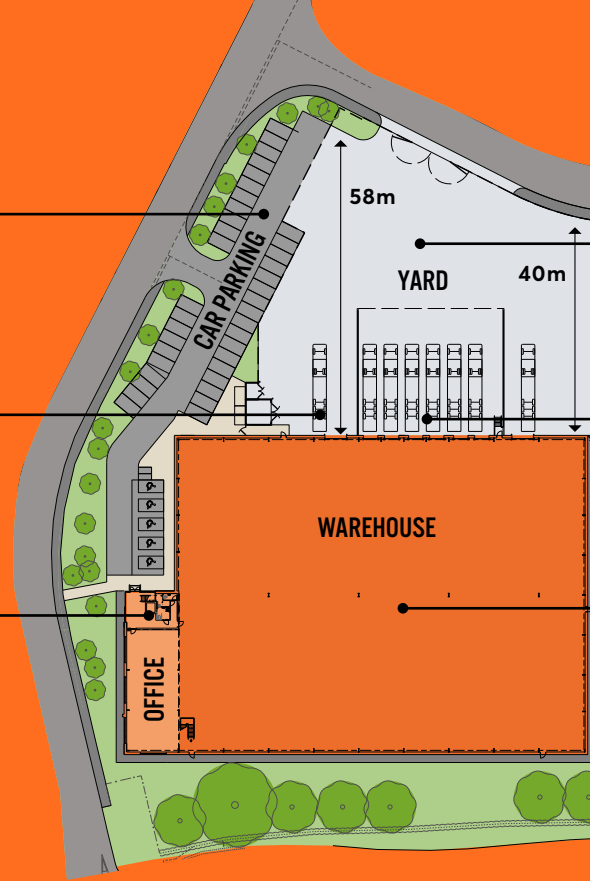
Electric Car Charging



2 Surface Level Doors



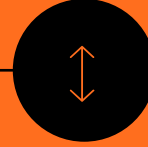
Shower Facilities



58 Metre Yard Depth



6 Dock Level Loading Doors



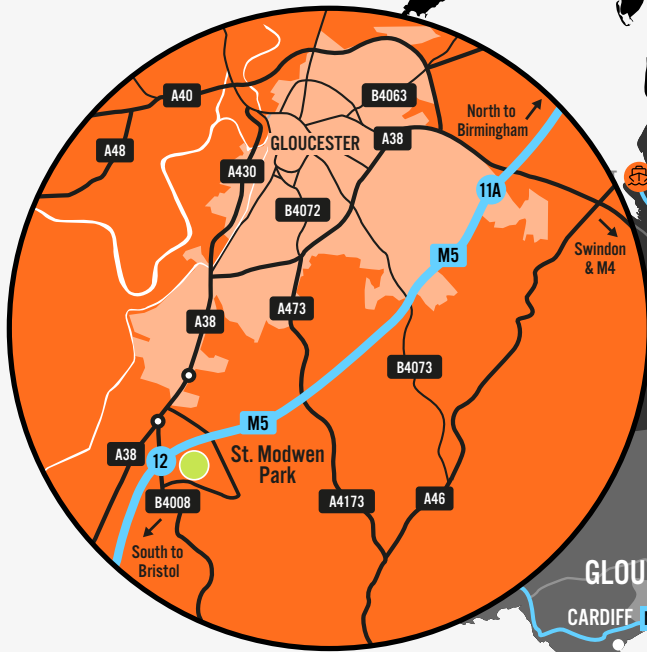
10 Metre Warehouse Height

	AREA (Sq Ft)	AREA (Sq M)
Warehouse	52,437	4,871.5
Ground Floor – Reception Core	696	64.6
First Floor – Offices	3,129	290.7
Total	56,262	5,226.8

Measured on a GIA basis



LARGE FENCED & GATED SECURE YARD



**SAT NAV:
GL10 3EX**

UNIT 1 - ST. MODWEN PARK GLOUCESTER



AIRPORTS



PORTS



1 HOURS DRIVE



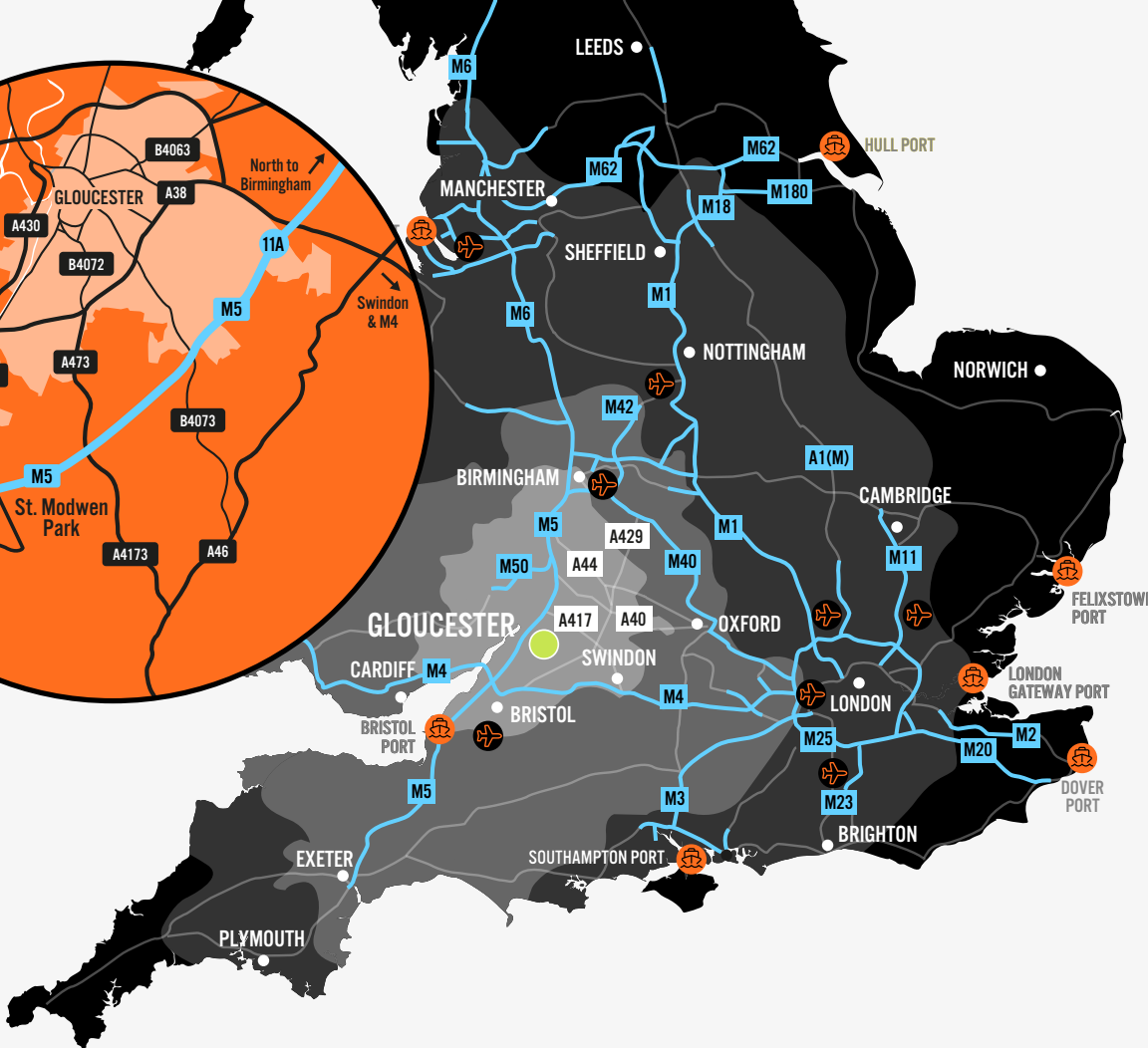
2 HOURS DRIVE



3 HOURS DRIVE



3+ HOURS DRIVE



M5 J12	0.5 miles	1 min
Gloucester	6 miles	16 min
Bristol	29 miles	40 min
Birmingham	59 miles	1 hr 10 min
London	116 miles	2 hr 10 min



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



Bristol Port	29 miles	31 min
Southampton Port	124 miles	2 hr 11 min
Dover Port	201 miles	3hr 17 min

Source: Google Maps



FURTHER INFORMATION

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes with ancillary offices, and we anticipate would also be suitable for Class E (g) / B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £355,000.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of A (22).

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. MAY 2023

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TENURE

The property is available on leasehold basis for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI MONEY LAUNDERING

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



FURTHER INFORMATION

For further information, please contact the joint agents:



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