



INNSWORTH BUSINESS PARK

— GLOUCESTER • GL3 1DL —

TO LET 44,180 - 115,435 SQ FT DESIGN & BUILD OPPORTUNITY
PROMINENT SITE WITH DIRECT A40 ACCESS

[INNSWORTH.PARK.CO.UK/BUSINESSPARK](https://innsworthpark.co.uk/businesspark)

INNSWORTH BUSINESS PARK

- » Highly prominent development site fronting the A40
- » Design and build opportunities available, either as a single unit or two unit scheme, with sizing from 44,180 sq ft to 115,435 sq ft
- » Well proportioned site with outline planning consent for E(g) (formerly B1) and B8 uses
- » New roundabout providing direct access to the A40 with excellent accessibility to Gloucester, Cheltenham and Junction 11 of the M5 motorway



1,300 NEW HOMES

INNSWORTH
TECHNOLOGY PARK

INNSWORTH
OFFICE PARK

INNSWORTH
DISTRICT CENTRE

INNSWORTH
BUSINESS
PARK

A40

A40

M5 JUNCTION 11 - 8 MINUTES
CHELTENHAM - 17 MINUTES



GLoucester CITY CENTRE
- 10 MINUTES

PROMINENT
DESIGN & BUILD
OPPORTUNITY

INDICATIVE SPECIFICATION



Dock Loading
Doors



Level Access
Loading Doors



81
Parking
Spaces



EV Charging
Spaces



8.5m - 10m
to Haunch



50m
Loading
Yard Area



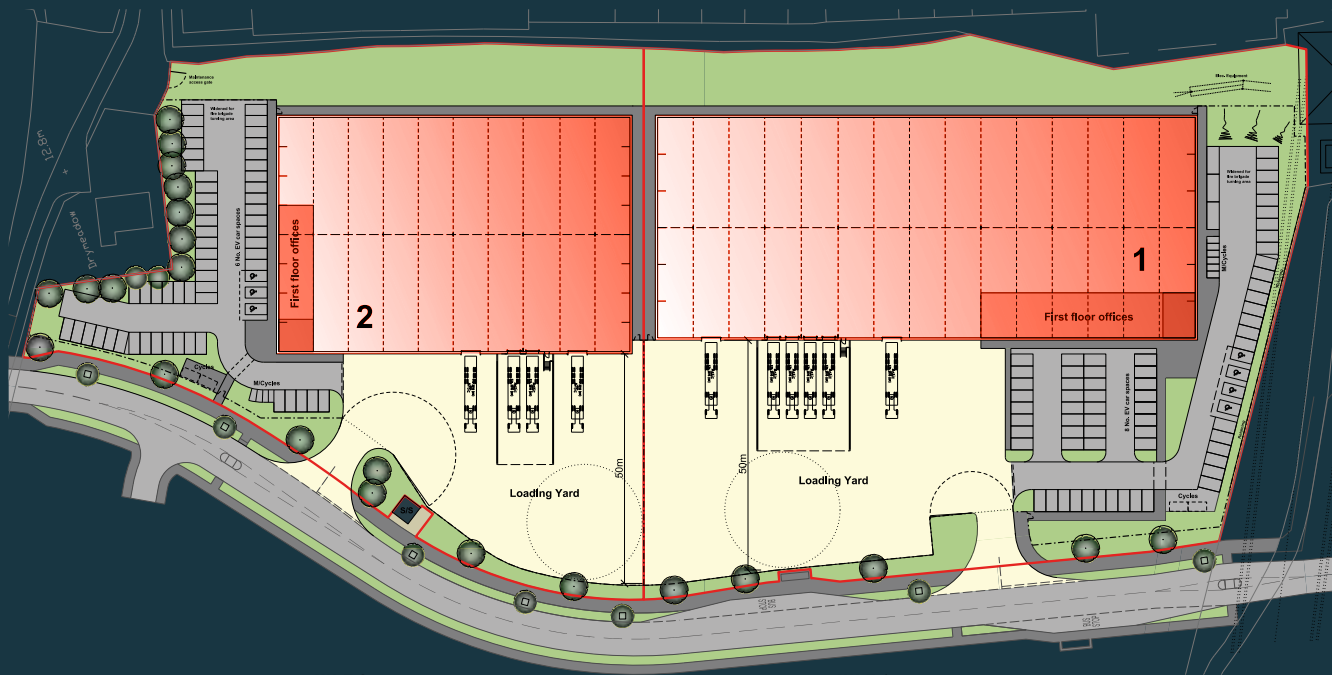
15%
Roof
Lights



Proposed
400KVA (Unit 1)
320KVA (Unit 2)

OPTION 1

TWO MID-SIZED UNITS 44,180 - 64,880 SQ FT



TO A40 >>



Minimum EPC
Grade B



PV
to the Roof



Minimum BREEM
'Very Good'



1st Floor
Offices



AREA	UNIT 1	UNIT 2
Ground floor	60,000	41,620
First floor office	4,880	2,560
Total	64,880	44,180
Site Area	3.80 acres	2.69 acres

INDICATIVE SPECIFICATION



Dock Loading
Doors



Level Access
Loading Doors



220
Parking
Spaces



EV Charging
Spaces



Proposed 12.5m
to Haunch



62m
Loading
Yard Area

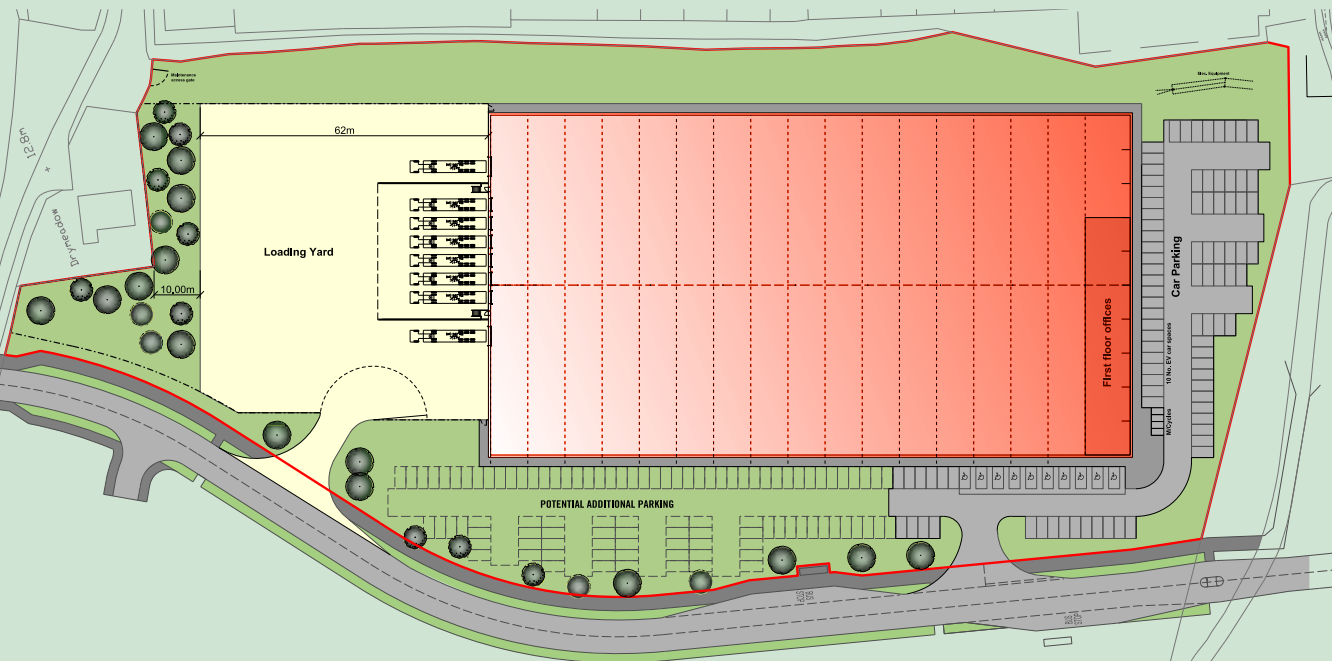


15%
Roof
Lights



720
Up to 720KVA
base power supply

OPTION 2 SINGLE LARGE UNIT 115,435 SQ FT



Minimum EPC
Grade B



PV to
the Roof



Minimum BREEAM
'Very Good'



1st Floor
Offices

AREA

Ground floor

First floor office

Total

Site Area

SQ FT

110,035

5,400

115,435

6.53 acres



8 mins
2.4 miles

Gloucester

10 mins
4 miles

M5 J11

16 mins
7.4 miles

Cheltenham

35 mins
31 miles

M4/M5
Interchange

40 mins
38.5 miles

M5/M42
Interchange

45 mins
40 miles

Bristol

55 mins
54 miles

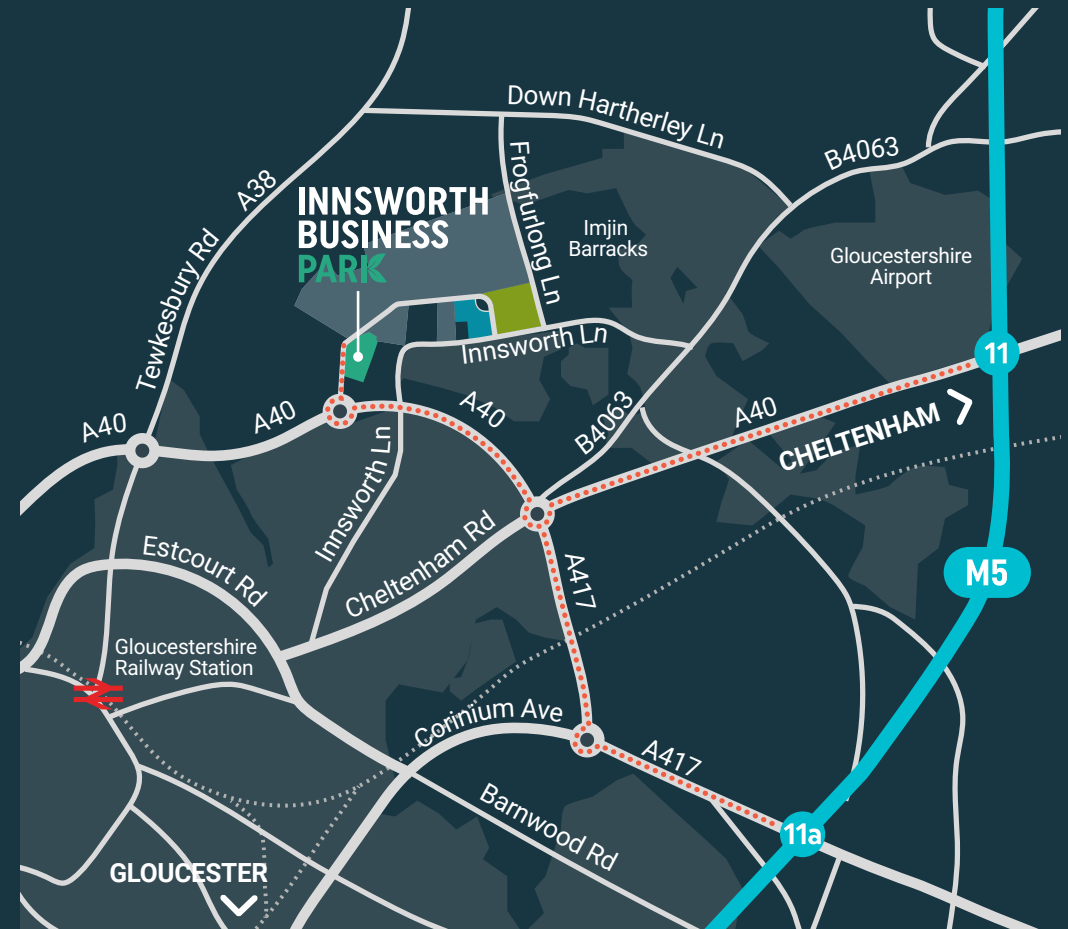
Birmingham

EXCELLENT DISTRIBUTION LOCATION

Innsworth Business Park is located to the north east of Gloucester, forming part of the wider Innsworth Park mixed use development.

The site benefits from direct access onto the new roundabout, recently constructed onto the A40 linking Gloucester, Cheltenham and the M5 Motorway Junction 11, providing excellent access to the surrounding locality and the national road network.

Gloucester city centre is approximately 3 miles south west, Junction 11 of the M5 approximately 4 miles east and Cheltenham approximately 6 miles north east.





FURTHER INFORMATION

Planning

The site benefits from outline planning consent for E(g) and B8 use classes, up to a gross internal area of 115,435 sq ft (10,724 sq m). Greater site density may be achievable, subject to planning.

Programme

The new roundabout junction linking to the A40 Northern Bypass and spine road leading to the site is now complete.

The projected programme delivery for the practical completion of the units is 18 months.

Terms

Bespoke build to suit opportunities are available on a leasehold basis. Full terms available upon application.

VAT

VAT is applicable to the rent.

Enquiries

For further information contact the joint agents:



Chris Yates
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Adrian Rowley
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arowley@alderking.com

The Developer

Specialising in acquisition and delivery of consented land to housebuilders and in the investment and development of land and properties for the commercial property market, Robert Hitchins Limited is a long established family owned property company with an enviable reputation and track record of creating innovative land and property solutions that maximise returns for land owners, occupiers and investors.

Recent and upcoming example developments (depicted above) include:

- 1 Stroudwater 13 Stonehouse
- 2 Hatherley Place Cheltenham
- 3 Cotswolds Designer Outlet Gloucestershire
- 4 Kingsway Retail & Leisure Park Gloucestershire

INNSWORTH.PARK.CO.UK/BUSINESSPARK

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Robert Hitchins
The Complete Development Solution