



INDURENT

PARK GLOUCESTER

Be part of this well-established
business park.

GL10 3EZ

///chose.units.major



Up to
BREEAM
Excellent.



Located directly
adjoining J12, M5.

Units 16A-C from:
7,522 sq ft - 10,518 sq ft (699 sq m - 977 sq m)
Units 17A-D from:
5,874 sq ft - 9,285 sq ft (546 sq m - 863 sq m)

Available immediately.

Warehousing that Works.

High performance space for your business.

Units 16A-C and 17A-D comprise of modern industrial and warehousing accommodation ranging from 7,522 and 10,518 sq ft.

Arranged across two terraces, the units provide flexible industrial space suitable for a variety of occupiers, with each unit benefitting from dedicated loading facilities, ancillary office accommodation and generous car parking.

The property is strategically located within Indurent Park Gloucester, one of Gloucestershire's prime

industrial and logistics destinations. Positioned immediately adjacent to Junction 12 of the M5, the estate benefits from excellent connectivity to Gloucester, Cheltenham and Bristol, whilst the nearby M4/M5 interchange provides access to the Midlands, South Wales and London.

In addition, the A38 offers a direct route into Gloucester city centre and convenient links to the surrounding commercial and employment catchments, making the location highly accessible for both customers and staff.



13m yard depth.



50 kVA power.



8m front haunch height.



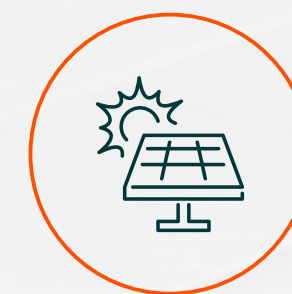
Overflow parking available.



All units benefit from ground floor office, kitchenette and mezzanine.



EV car charging.



PV panels fitted to the roof.



LED lighting in the office and core helping you reduce energy consumption by up to 75%.



All units targeting BREEAM Excellent rating, with units 14a and 14b targeting BREEAM Very Good.



With an EPC A+ rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.

Units 16A-C & 17A-D.



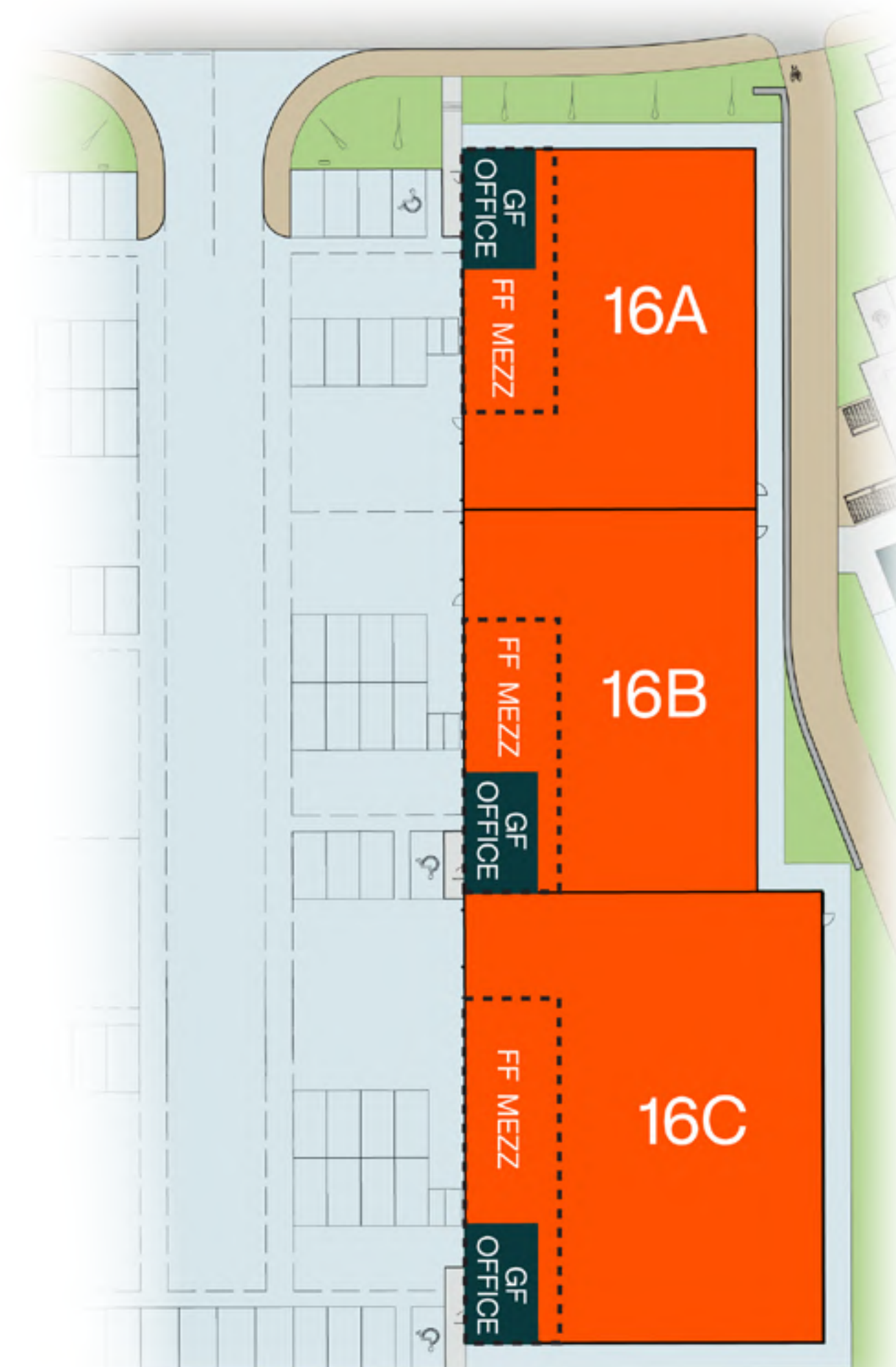
/ Unit plan.



	UNIT 16A	UNIT 16B	UNIT 16C
WAREHOUSE & GF CORE	5,338 SQ FT	5,872 SQ FT	8,413 SQ FT
OFFICE	413 SQ FT	407 SQ FT	411 SQ FT
FIRST FLOOR MEZZANINE & CORE	1,771 SQ FT	1,936 SQ FT	1,694 SQ FT
TOTAL GIA	7,522 SQ FT	8,215 SQ FT	10,518 SQ FT
YARD DEPTH	13M	13M	13M
POWER	50 kVA	50 kVA	50 kVA
FRONT HAUNCH HEIGHT	8M	8M	8M
CAR PARKING	8 SPACES	12 SPACES	14 SPACES



Warehousing that Works.



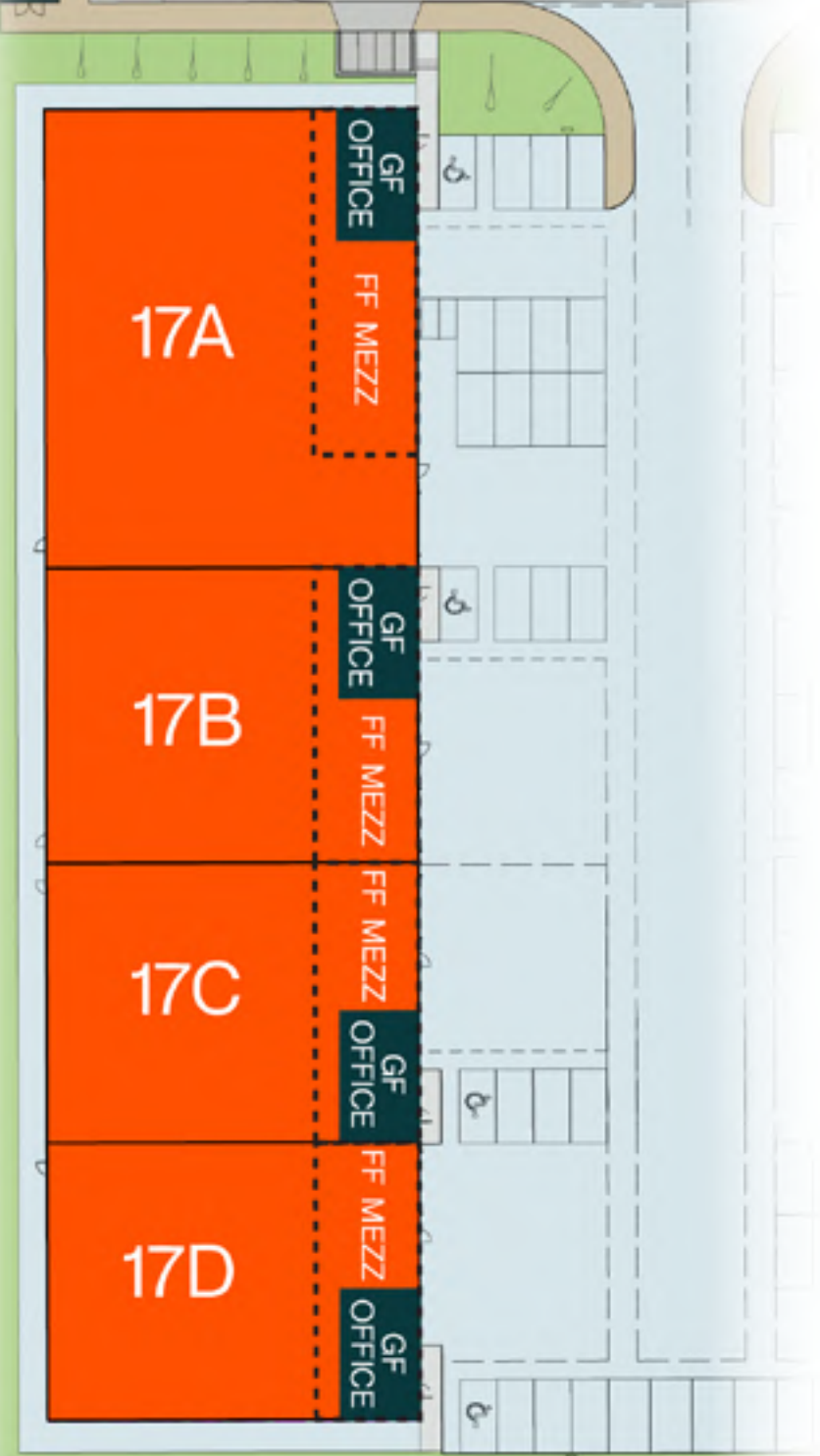
Unit plan is indicative.

/ Unit plan.

	UNIT 17A	UNIT 17B	UNIT 17C	UNIT 17D
WAREHOUSE & GF CORE	7,315 SQ FT	4,667 SQ FT	4,393 SQ FT	4,227 SQ FT
OFFICE	418 SQ FT	411 SQ FT	412 SQ FT	418 SQ FT
FIRST FLOOR MEZZANINE & CORE	1,552 SQ FT	1,342 SQ FT	1,272 SQ FT	1,229 SQ FT
TOTAL GIA	9,285 SQ FT	6,420 SQ FT	6,077 SQ FT	5,874 SQ FT
YARD DEPTH	13M	13M	13M	13M
POWER	50 kVA	50 kVA	50 kVA	50 kVA
FRONT HAUNCH HEIGHT	8M	8M	8M	8M
CAR PARKING	12 SPACES	4 SPACES	4 SPACES	6 SPACES



Warehousing that Works.



Unit plan is indicative.

Tapping in to the workforce.



LOCALISED WORKFORCE.

Within a 45 min drive time, the economically active workforce is 26.4% which is higher than the UK average at 25.7%.*



LOCAL TRANSPORT.

Bus stops are located within a 10 minute walk and the site is a 12 minute drive from Gloucester train station, with lines to Bristol, Bath and London Victoria.

AFFORDABLE LABOUR.

Lower average hourly wage in Gloucester compared with the UK average.



FORKLIFT DRIVER.

£13.88	£14.22
Gloucestershire	UK Average



PICKER.

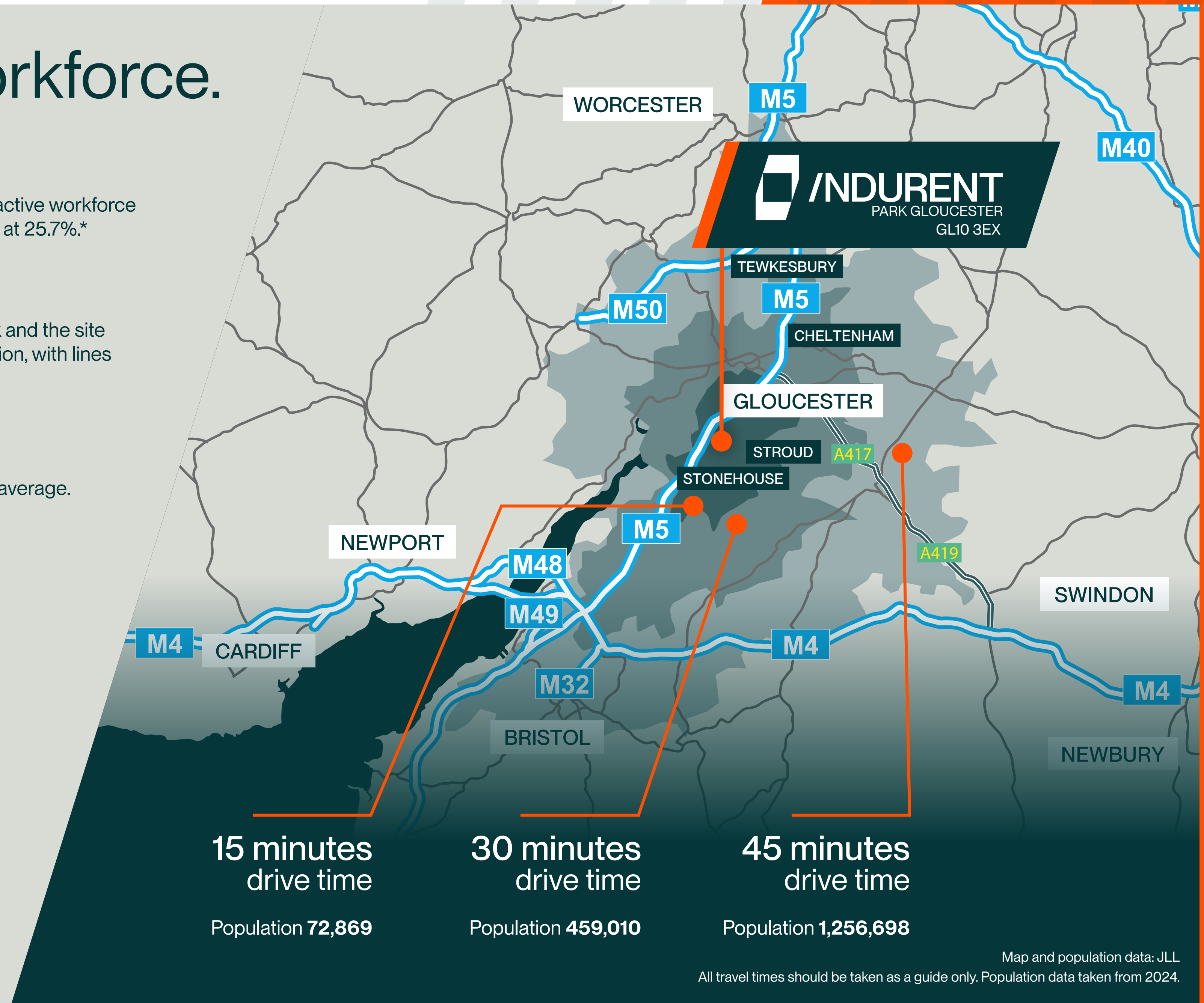
£12.61	£13.43
Gloucestershire	UK Average



HGV DRIVER.

£17.51	£17.68
Gloucestershire	UK Average

*Based on a total population of 1,256,698 within a 30-minute drive of Gloucester, compared with the UK population of 69.3 million. Of these, 628,319 people (26.4%) within the Gloucester catchment are economically active, compared with 35.96 million people (25.7%) across the UK.



You're well-connected.

CITIES

	MILES
GLOUCESTER	6
BRISTOL	30
SWINDON	39
CARDIFF	55
BIRMINGHAM	68
LONDON	117

MOTORWAY JUNCTIONS

	MILES
M4/M5 INTERCHANGE	23
M5/M42 INTERCHANGE	49

PORTS

	MILES
AVONMOUTH DOCKS	30
ROYAL PORTBURY DOCKS	33

AIRPORTS

	MILES
BRISTOL	40
BIRMINGHAM	65
HEATHROW	104

Travel times indicative only.

1 hour
drive time

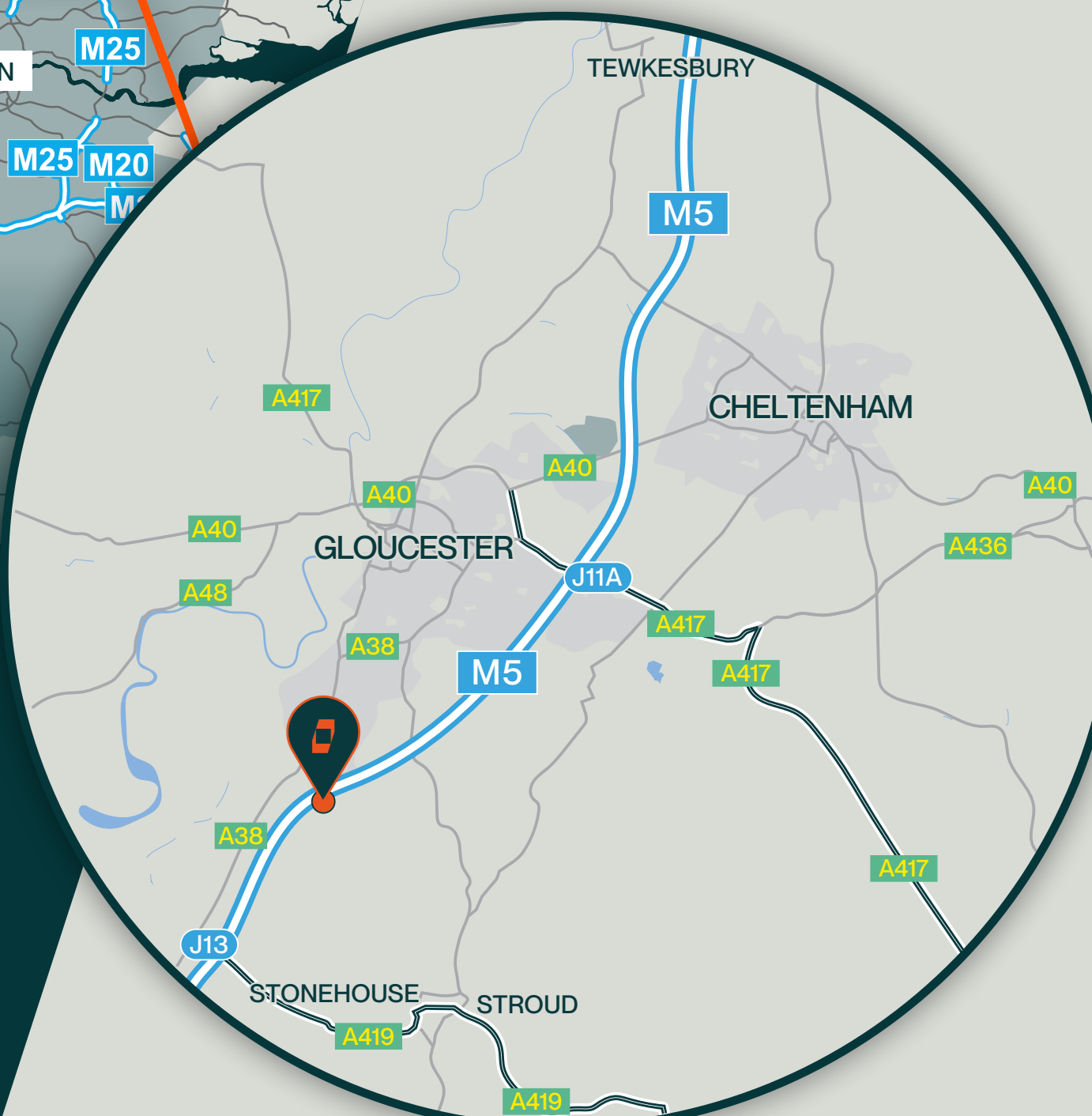
Population **3,013,2463**

2 hour
drive time

Population **16,247,005**

3 hour
drive time

Population **44,425,324**





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

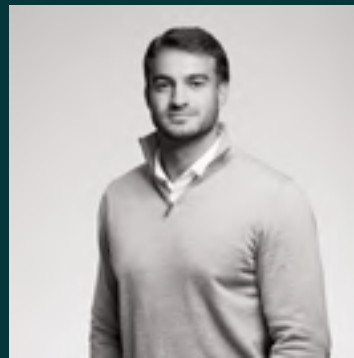


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Discover more 

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Warehousing that Works.

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