



GL10 3EX
//CHOOSE.UNITS.MAJOR



Up to
BREEAM
Excellent.



Located directly
adjoining J12, M5.

12 HIGH QUALITY UNITS

5,829 SQ FT (541.52 SQ M)
TO 57,436 SQ FT (5,335.98 SQ M)

AVAILABLE IMMEDIATELY

BE PART OF THIS WELL-ESTABLISHED
BUSINESS PARK.

Warehousing that Works.

High performance space for your business.

Set across 58 acres, Indurent Park Gloucester is an established industrial and logistics location, strategically positioned adjacent to J12 of the M5.

The Park is already home to occupiers including; Schlumberger, ProCook, Gardiner Bros, Radmat and Cosentino.

Phase 6 comprises a total of 12 units, ranging in size from 5,829 sq ft to 57,436 sq ft. This phase completes the development of the estate.



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.

Aerial.

To Birmingham
(68 Miles)

UNIT 10
PROCOOK

Phase 6
Available Now

To Gloucester
(6 Miles)

M5, J12

To Bristol
(29 Miles)

UNIT 5
SCHLUMBERGER

UNIT 6
REP FITNESS

UNIT 7
COSENTINO

UNIT 8
GARDINER BROS

UNIT 9
RADMAT

UNIT 1
FLOSTREAM

UNIT 4
GARDINER BROS

UNIT 3
SWANTEX

UNIT 2
ADEY INNOVATION



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



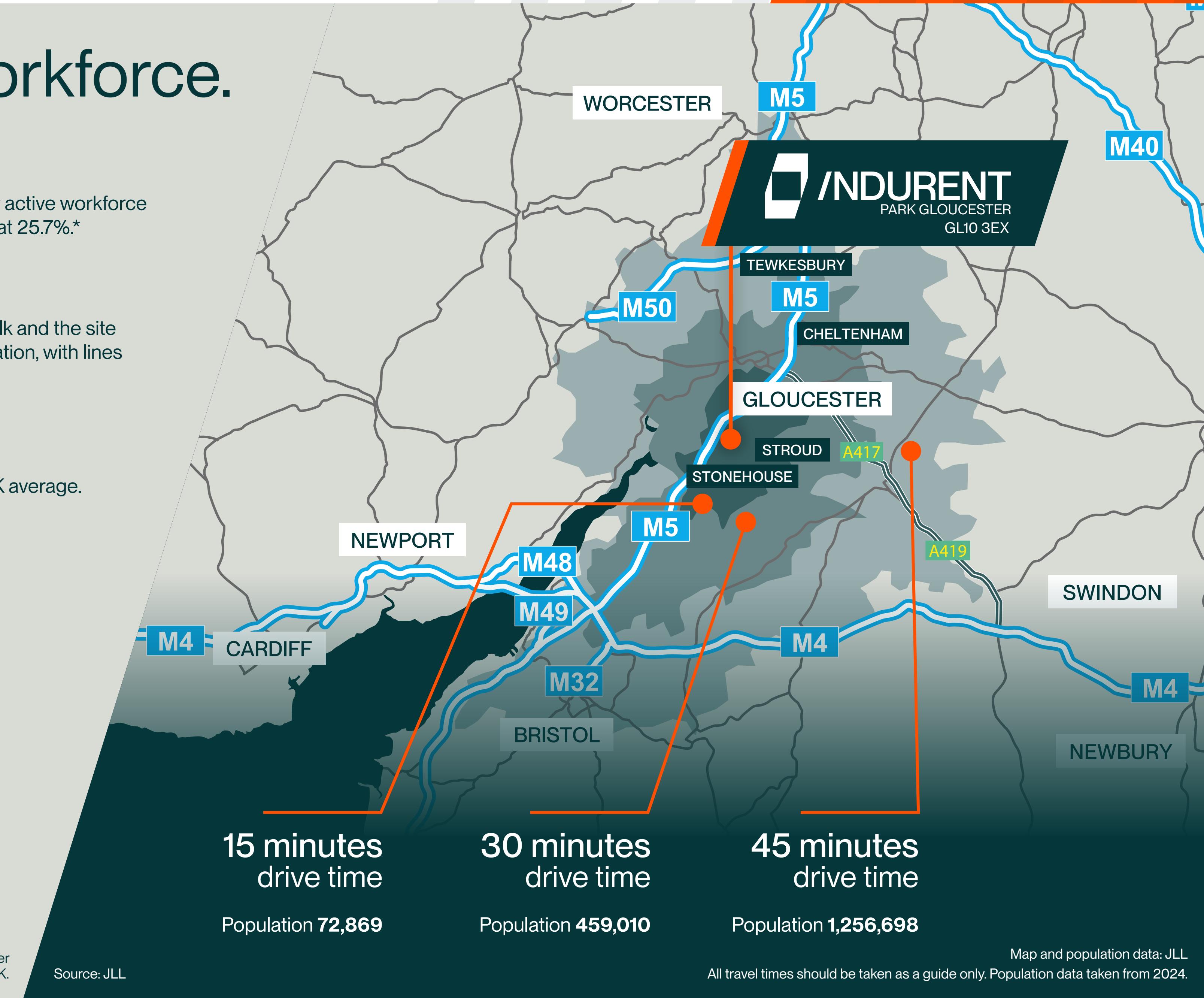
PICKER.

£12.61	£13.43
Gloucestershire	UK Average

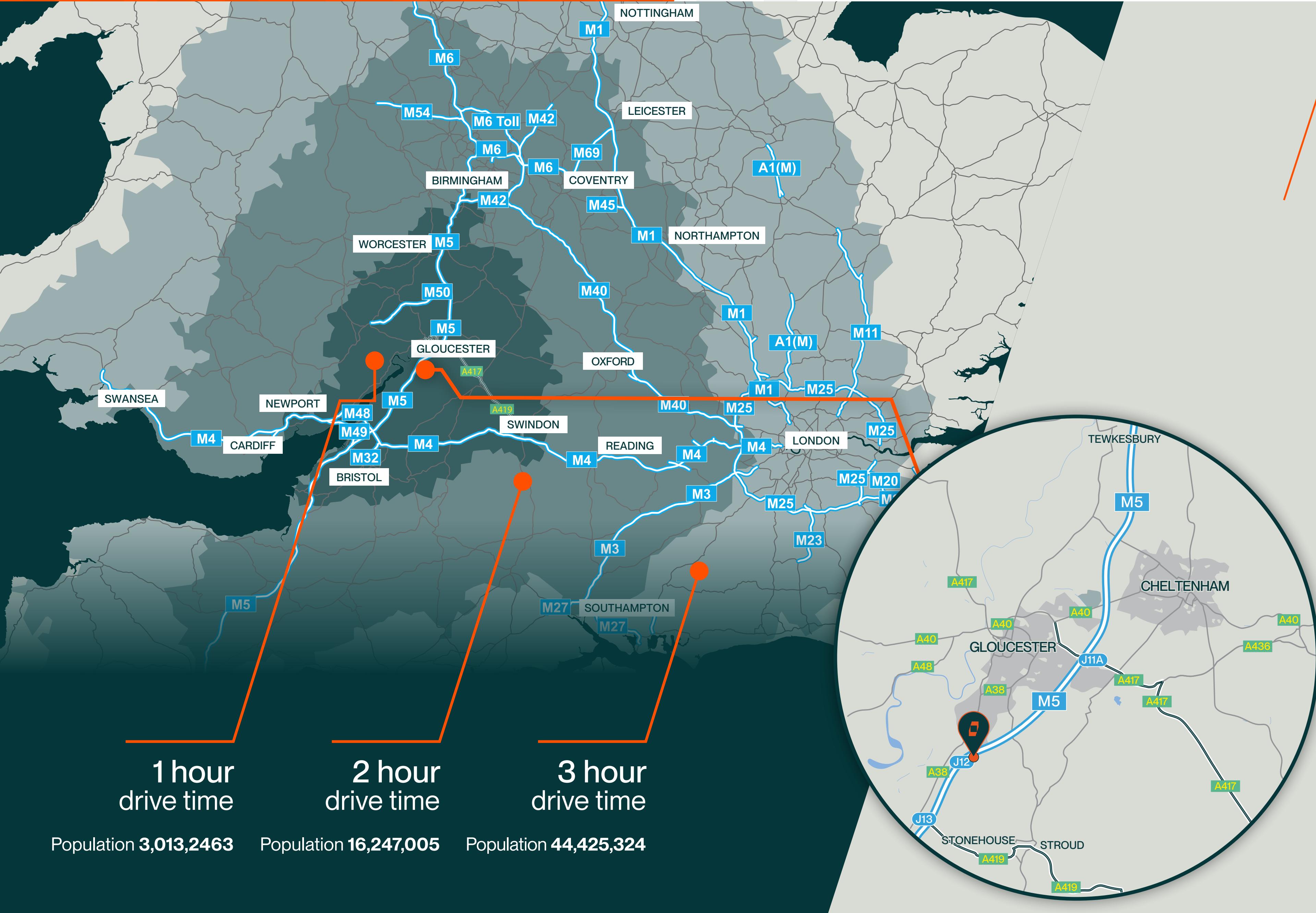


HGV DRIVER.

£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.

1 hour
drive time

2 hour
drive time

3 hour
drive time

Population **3,013,2463**

Population **16,247,005**

Population **44,425,324**

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.

Phase 6 masterplan.

UNIT	TOTAL SIZE
11	47,311 SQ FT
12	57,436 SQ FT
14A	22,743 SQ FT
14B	18,660 SQ FT
15	33,863 SQ FT
16A	7,474 SQ FT
16B	8,146 SQ FT
16C	10,472 SQ FT
17A	9,234 SQ FT
17B	6,366 SQ FT
17C	6,021 SQ FT
17D	5,829 SQ FT

All measurements based on gross internal areas.



Masterplan is indicative.

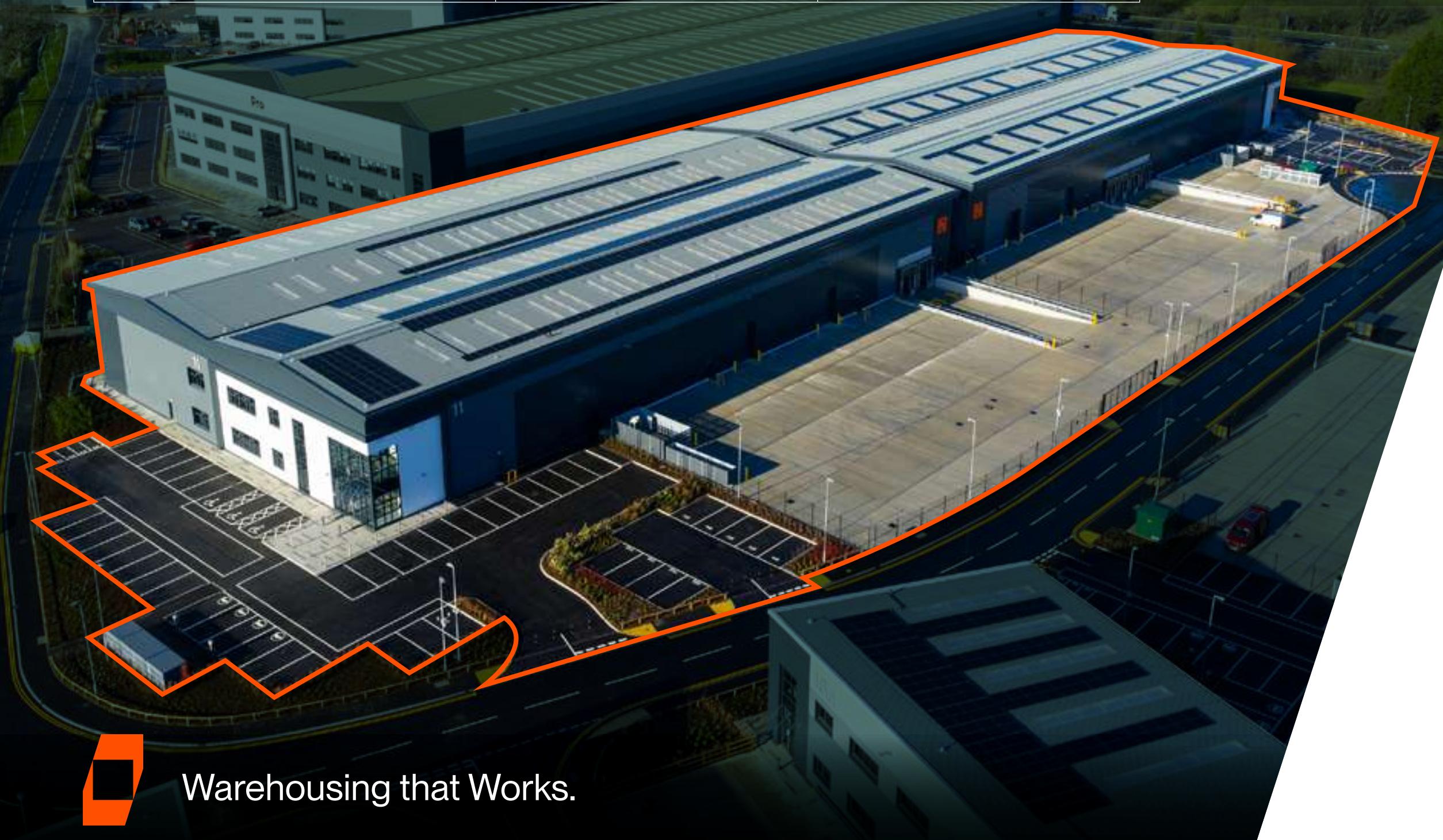


Warehousing that Works.

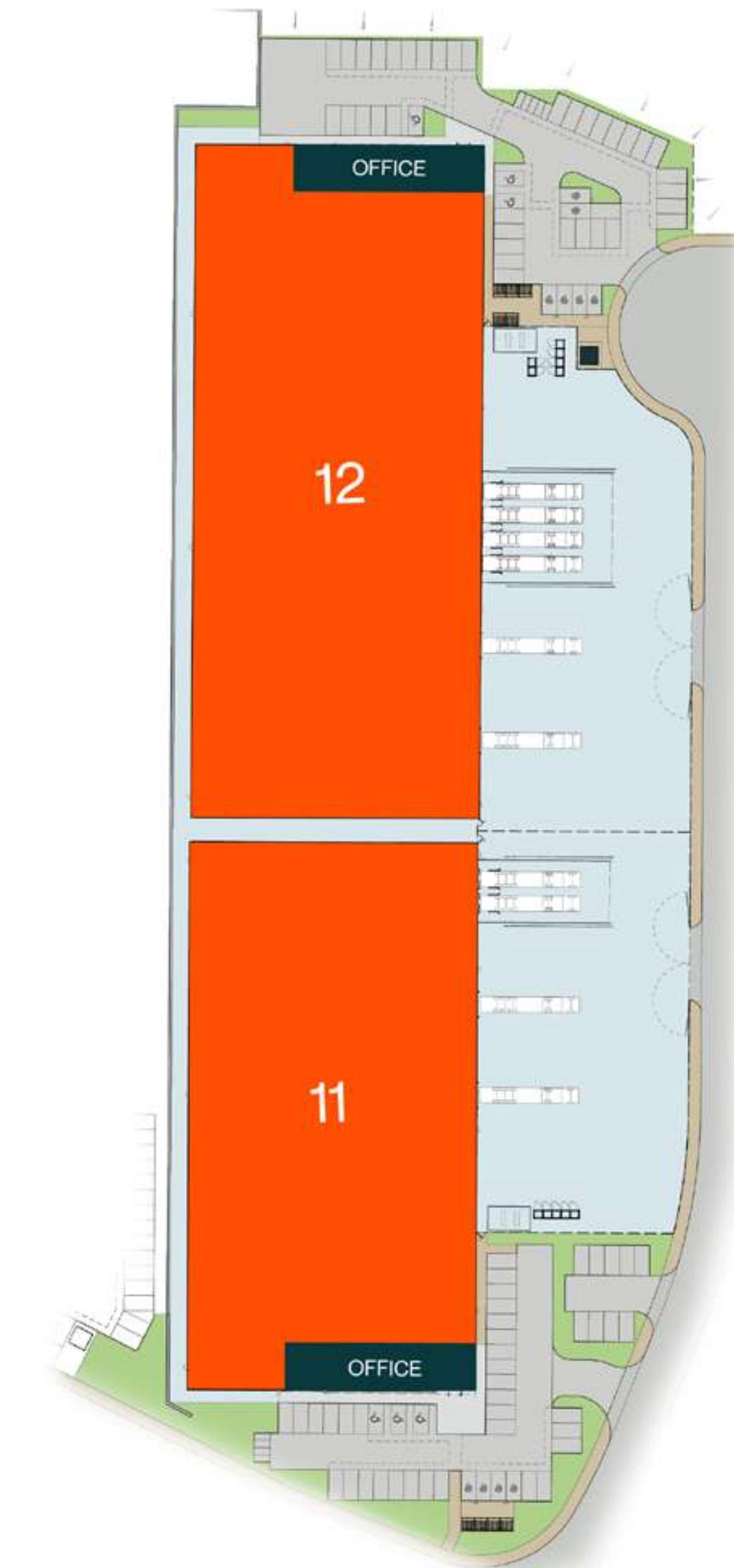
Unit plan.



	UNIT 11	UNIT 12
WAREHOUSE & GF CORE	44,884 SQ FT	44,884 SQ FT
OFFICE	2,427 SQ FT	2,427 SQ FT
TOTAL GIA	47,311 SQ FT	57,436 SQ FT
YARD DEPTH	35M	35M
POWER	280 kVA	340 kVA
HAUNCH HEIGHT	10M	10M
CAR PARKING	38 SPACES	46 SPACES



Warehousing that Works.



Masterplan is indicative.

Unit plan.



	UNIT 14A	UNIT 14B	UNIT 15
WAREHOUSE & GF CORE	19,627 SQ FT	16,174 SQ FT	31,498 SQ FT
OFFICE	633 SQ FT	633 SQ FT	3,214 SQ FT
FIRST FLOOR MEZZANINE & CORE	2,483 SQ FT	1,853 SQ FT	
TOTAL GIA	22,743 SQ FT	18,660 SQ FT	57,436 SQ FT
YARD DEPTH	23M	23M	35M
POWER	150 kVA	150 kVA	200 kVA
HAUNCH HEIGHT	8M	8M	10M
CAR PARKING	38 SPACES	30 SPACES	26 SPACES



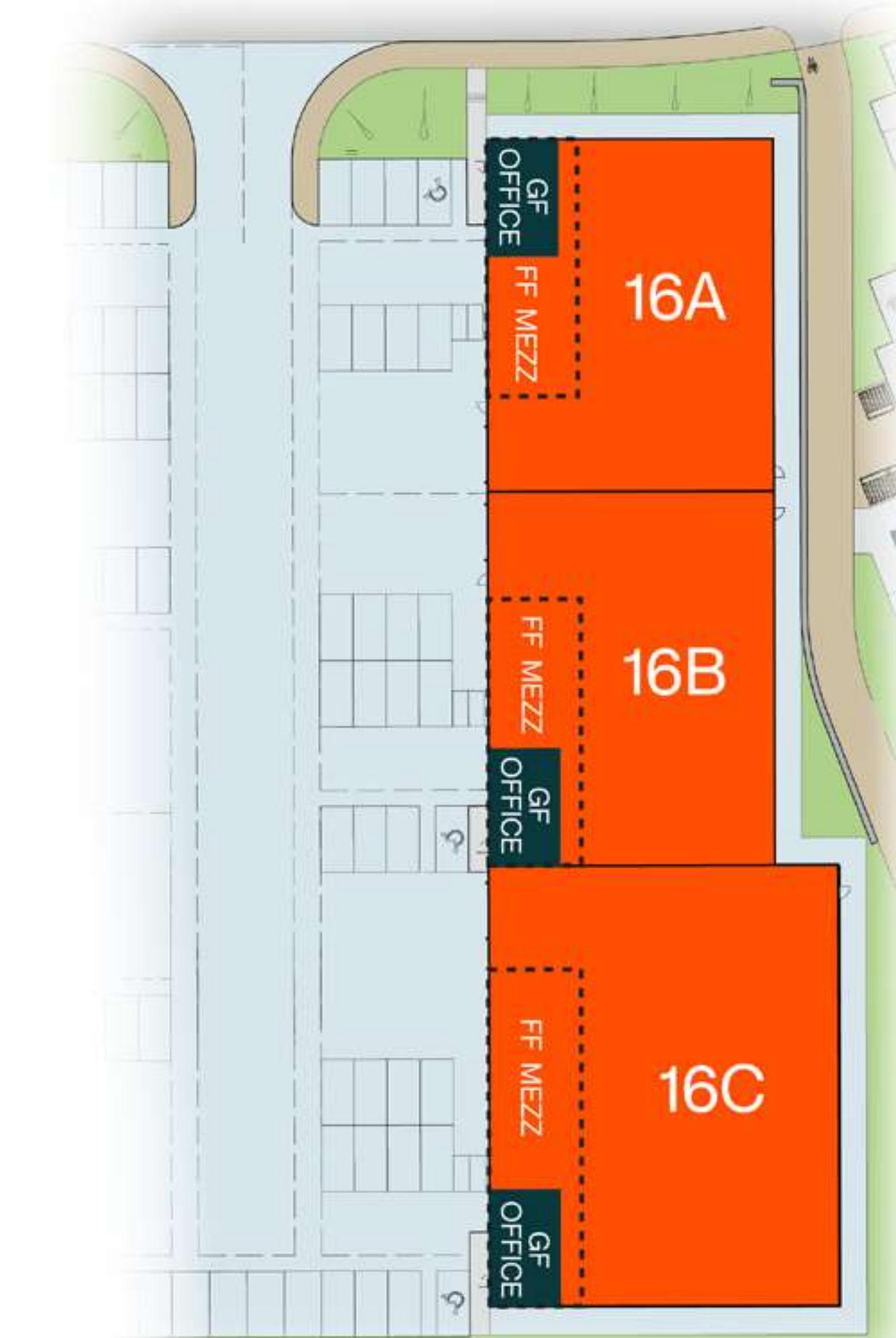
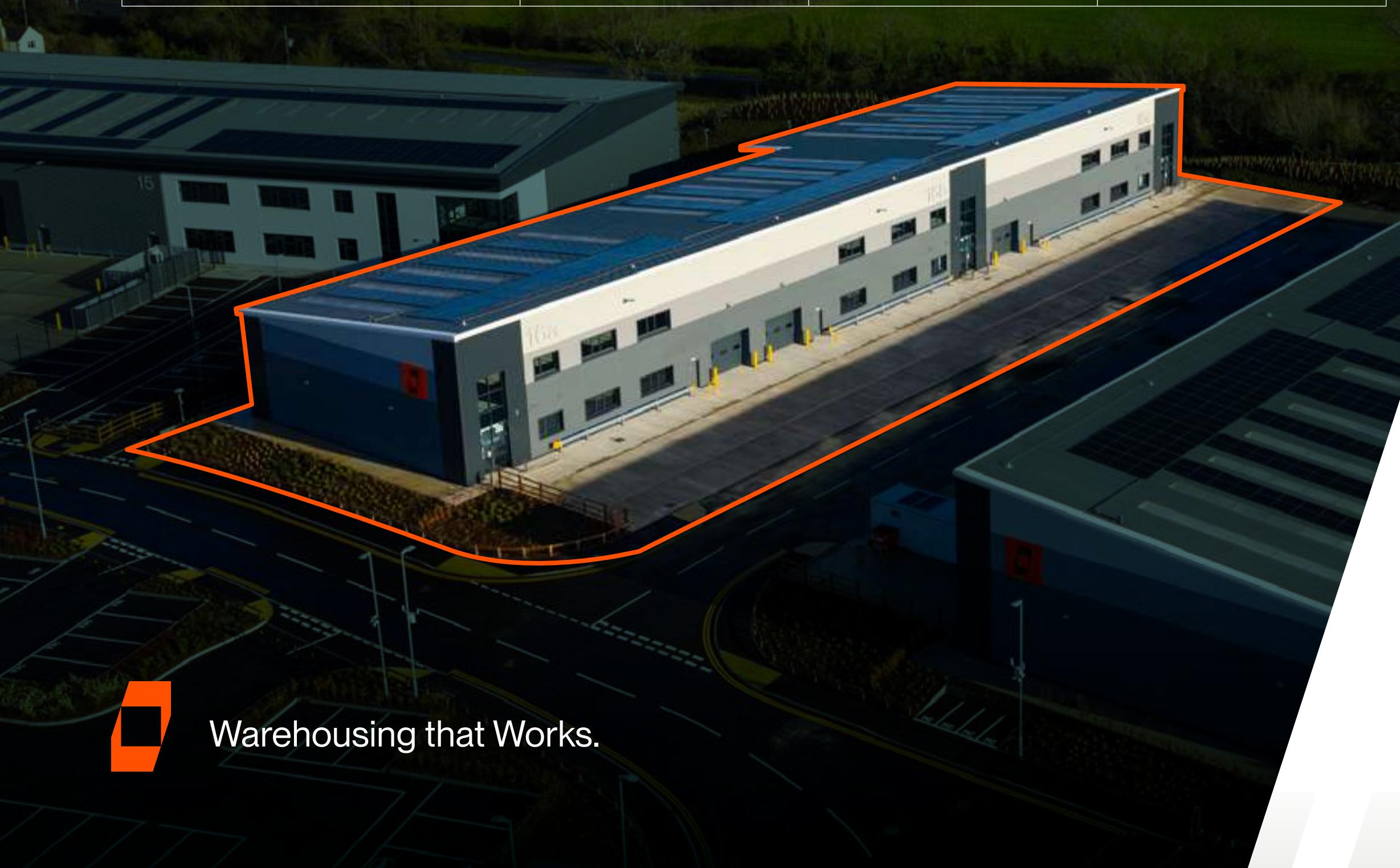
Warehousing that Works.

Masterplan is indicative.

Unit plan.



	UNIT 16A	UNIT 16B	UNIT 16C
WAREHOUSE & GF CORE	5,316 SQ FT	5,831 SQ FT	8,378 SQ FT
OFFICE	411 SQ FT	411 SQ FT	2,365 SQ FT
FIRST FLOOR MEZZANINE & CORE	1,747 SQ FT	1,904 SQ FT	1,683 SQ FT
TOTAL GIA	7,474 SQ FT	8,146 SQ FT	10,472 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



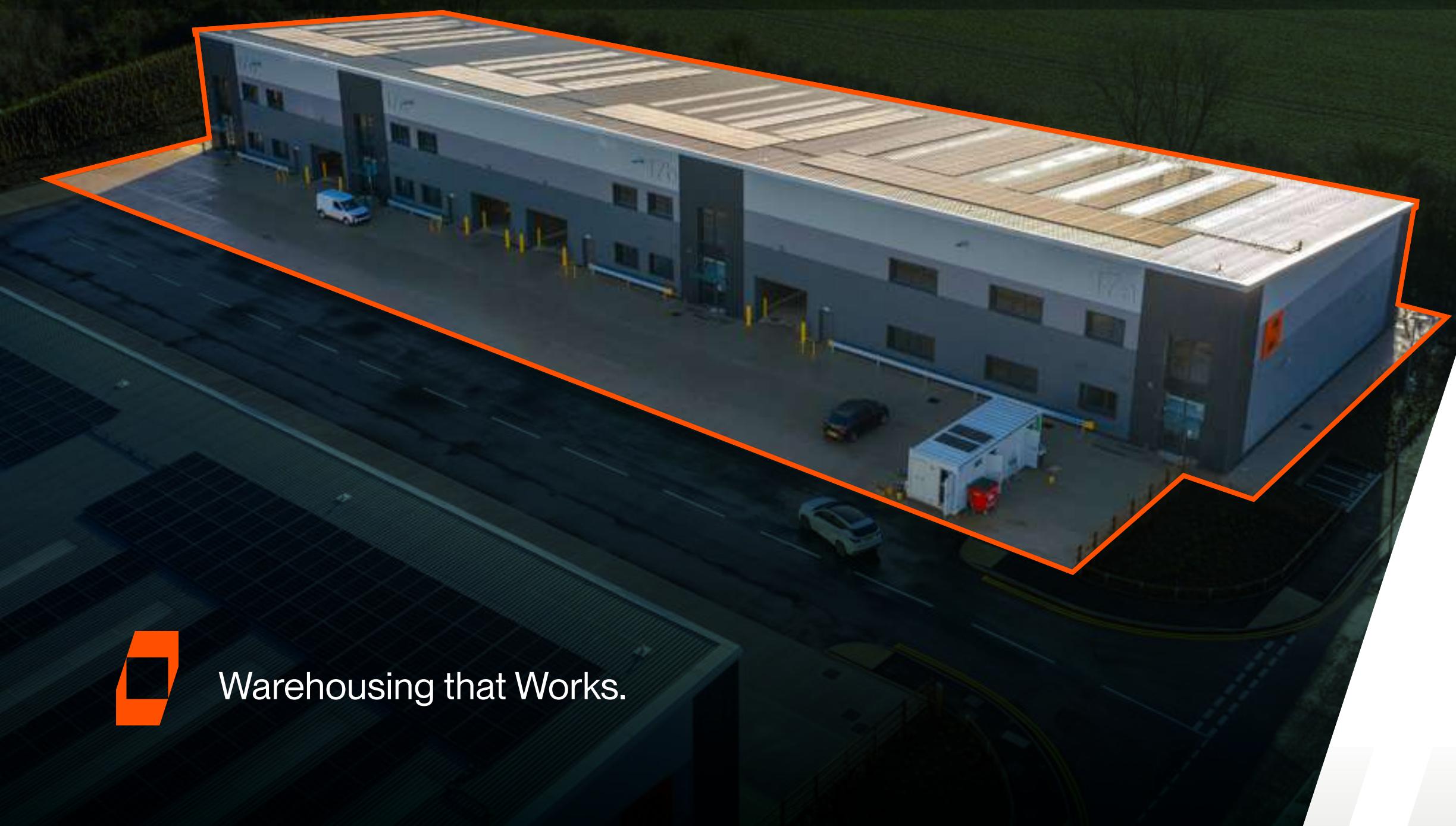
Warehousing that Works.

Masterplan is indicative.

/ Unit plan.



	UNIT 17A	UNIT 17B	UNIT 17C	UNIT 17D
WAREHOUSE & GF CORE	7,290 SQ FT	4,636 SQ FT	4,362 SQ FT	4,210 SQ FT
OFFICE	411 SQ FT	411 SQ FT	411 SQ FT	411 SQ FT
FIRST FLOOR MEZZANINE & CORE	1,533 SQ FT	1,319 SQ FT	1,248 SQ FT	1,208 SQ FT
TOTAL GIA	9,234 SQ FT	6,366 SQ FT	6,021 SQ FT	5,829 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.



Masterplan is indicative.



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.

Indicative images of previous and current Indurent developments.

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We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



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Warehousing that Works.

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