



# INNSWORTH BUSINESS PARK

— GLOUCESTER • GL3 1DL —

**TO LET 44,180 SQ FT AND 64,880 SQ FT DESIGN AND BUILD OPPORTUNITIES**  
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 as a two unit scheme, with sizing from 44,180 sq ft to 64,880 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



PROMINENT  
DESIGN & BUILD  
OPPORTUNITY



GLoucester CITY CENTRE  
- 10 MINUTES

## INDICATIVE SPECIFICATION



Dock Loading  
Doors



Level Access  
Loading Doors



81  
Parking  
Spaces



EV Charging  
Spaces



8.5m minimum  
to haunch



50m  
Loading  
Yard Area



15%  
Roof  
Lights



1.44 MVA across  
the entire site

## OPPORTUNITY

TWO UNITS OF 44,180 SQ FT AND 64,880 SQ FT



Target EPC 'A'



PV to  
the Roof



Target BREEAM  
'Excellent'



1<sup>st</sup> Floor  
Offices

TO A40 >>

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



**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**

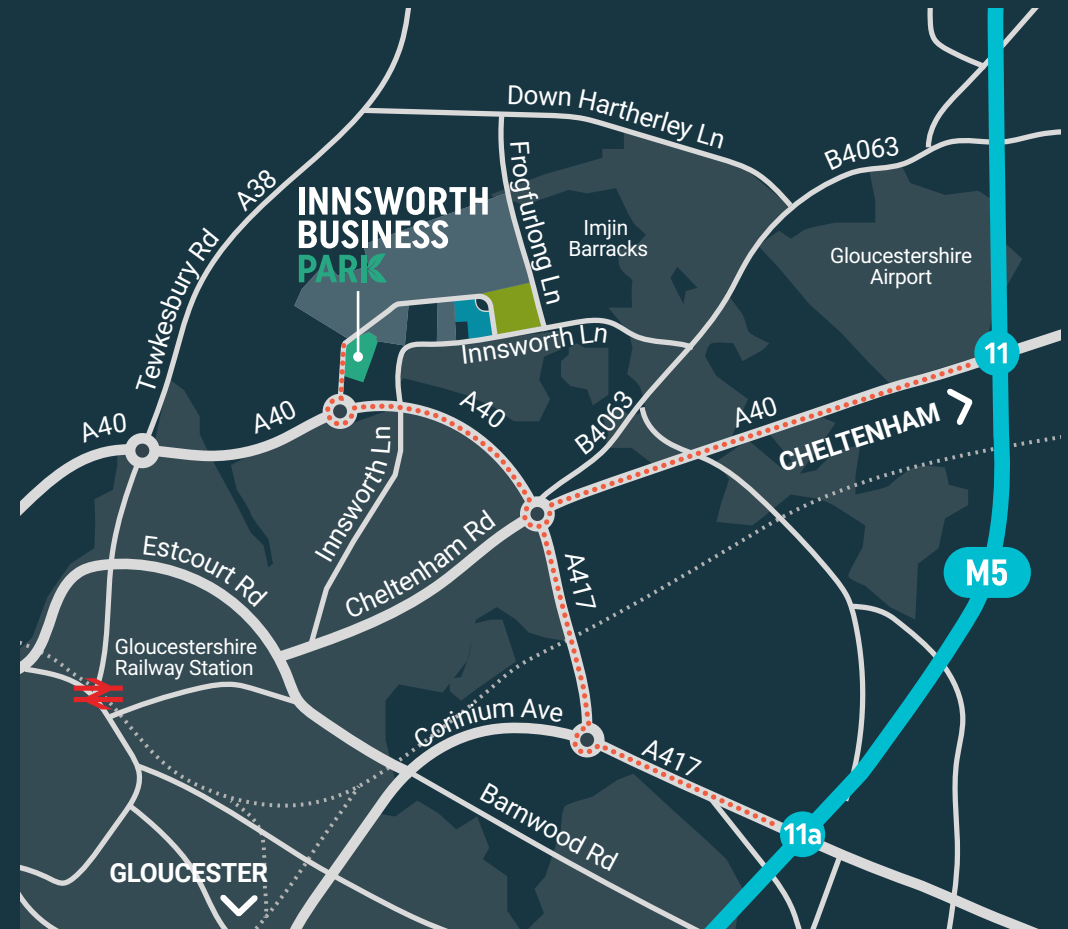
Birmingham

## 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.

[INNSWORTH PARK.CO.UK/BUSINESSPARK](http://INNSWORTH PARK.CO.UK/BUSINESSPARK)

### VAT

VAT is applicable to the rent.

### Enquiries

For further information contact the joint agents:



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### 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

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