

UNIT 6

St. Modwen Park
Gloucester
GL10 3EZ

HIGH QUALITY INDUSTRIAL / WAREHOUSE
DETACHED ON A SELF-CONTAINED SITE
TO LET 36,785 SQ FT (3,417 SQ M)
ADJACENT TO J12 M5 MOTORWAY





UNIT 6 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 the M5, providing excellent 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, Radmat and ProCook.





SPECIFICATION

- ▶ A superb detached, industrial warehouse on a self-contained plot
- ▶ 10m clear internal height (to haunch)
- ▶ High quality first floor offices with raised access floors and LED lighting
- ▶ Lift & WCs at ground and first floors
- ▶ Large fenced and gated concrete loading yard (46m depth max)
- ▶ Three electronically operated level access loading doors
- ▶ Self-contained car parking area with 30 spaces
- ▶ Floor loading 37.5 kN/sq m
- ▶ 24 hour access
- ▶ Electric car charging is provided
- ▶ LED lighting to the warehouse



Floor loading
37.5 kN/sq m



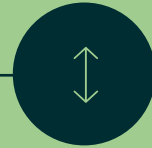
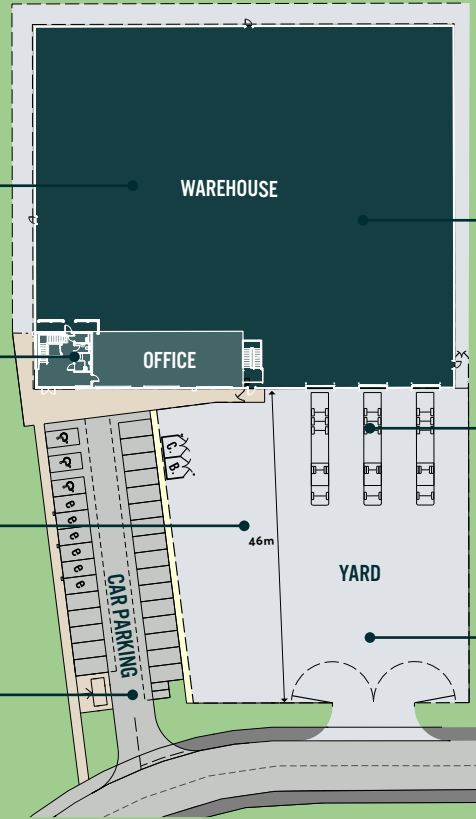
Shower facilities



46 metre
yard depth



30 car parking
spaces



10 metre
haunch height



3 level access
loading doors



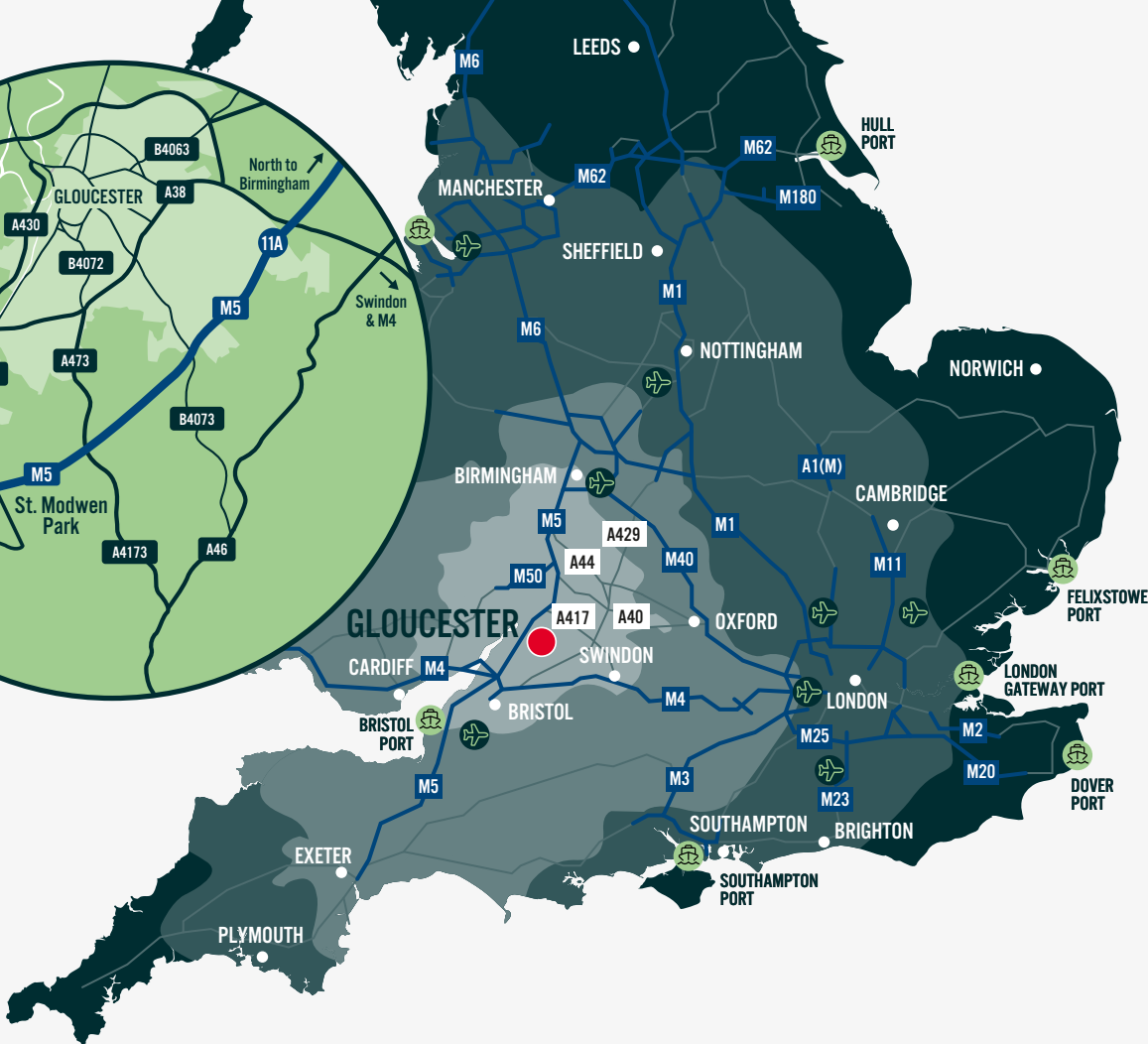
Secure fenced
& gated yard

	AREA (Sq Ft)	AREA (Sq M)
Warehouse	33,645	3,126
Ground Floor Core	692	64
First Floor	2,448	227
Total	36,785	3,417

Measured on a GIA basis



**DETACHED ON A
SELF-CONTAINED SITE**



**SAT NAV:
GL10 3EZ**

UNIT 6 - 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 are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

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 2023 as Warehouse and Premises, with a Rateable Value of £206,000.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of A (18).

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. MARCH 2024

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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.

REFERENCES / RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

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 sole agents:

alder king

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