

ST. MODWEN PARK GLOUCESTER

GL10 3EX



EPC
A rated



Additional build
to suit space
available



Located next to
M5, J12

HIGH QUALITY WAREHOUSE/LOGISTICS UNIT AVAILABLE NOW

UNIT G43 TO LET: 43,103 SQ FT (4,004 SQ M)

Changing spaces in Gloucester

St. Modwen Park Gloucester is developed and managed by St. Modwen.

This 58 acre (23.5ha) site is set in a prime distribution and industrial location adjacent to junction 12 of the M5 motorway. Strategically located for easy access to existing Gloucester facilities and with the M5 providing regional and national road connections.

Planning consent is secured for c. 930,000 sq ft of new high quality accommodation. 480,000 sq ft has already been built on-site, therefore the maximum sq ft that can now be accommodated in a single build to suit unit is 200,000 sq ft.

Why choose Gloucester?



Estimated increase of 38,100 new working age residents in the next five years (in line with housing growth)



Average weekly wage for warehouse operatives are £366



Lower average commute for residents (12.5km) compared to Gfirst LEP area (15.6km) and nationally (14.9km)



Excellent connectivity to junction 12 of M5



31 minute drive to Bristol Port



EV charging points



24 hour access 365 days of the year



EPC A rating

EPC rating A

*Source: Nomis



ST. MODWEN PARK GLOUCESTER

Indicative master plan computer generated image.



TRAVEL DISTANCES

CITIES

Gloucester	6 miles
Bristol	30 miles
Worcester	33 miles
Oxford	51 miles
Cardiff	58 miles
Birmingham	60 miles

PORT/RAIL FREIGHT TERMINALS

Port of Bristol	29 miles
Port of Cardiff	57 miles
BIFT	79 miles
Port of Southampton	108 miles
London Gateway Port	149 miles

AIRPORTS

Bristol	40 miles
Cardiff Airport	72 miles
London Heathrow	102 miles

MOTORWAYS

M5, Junction 12	1 mile
-----------------	--------



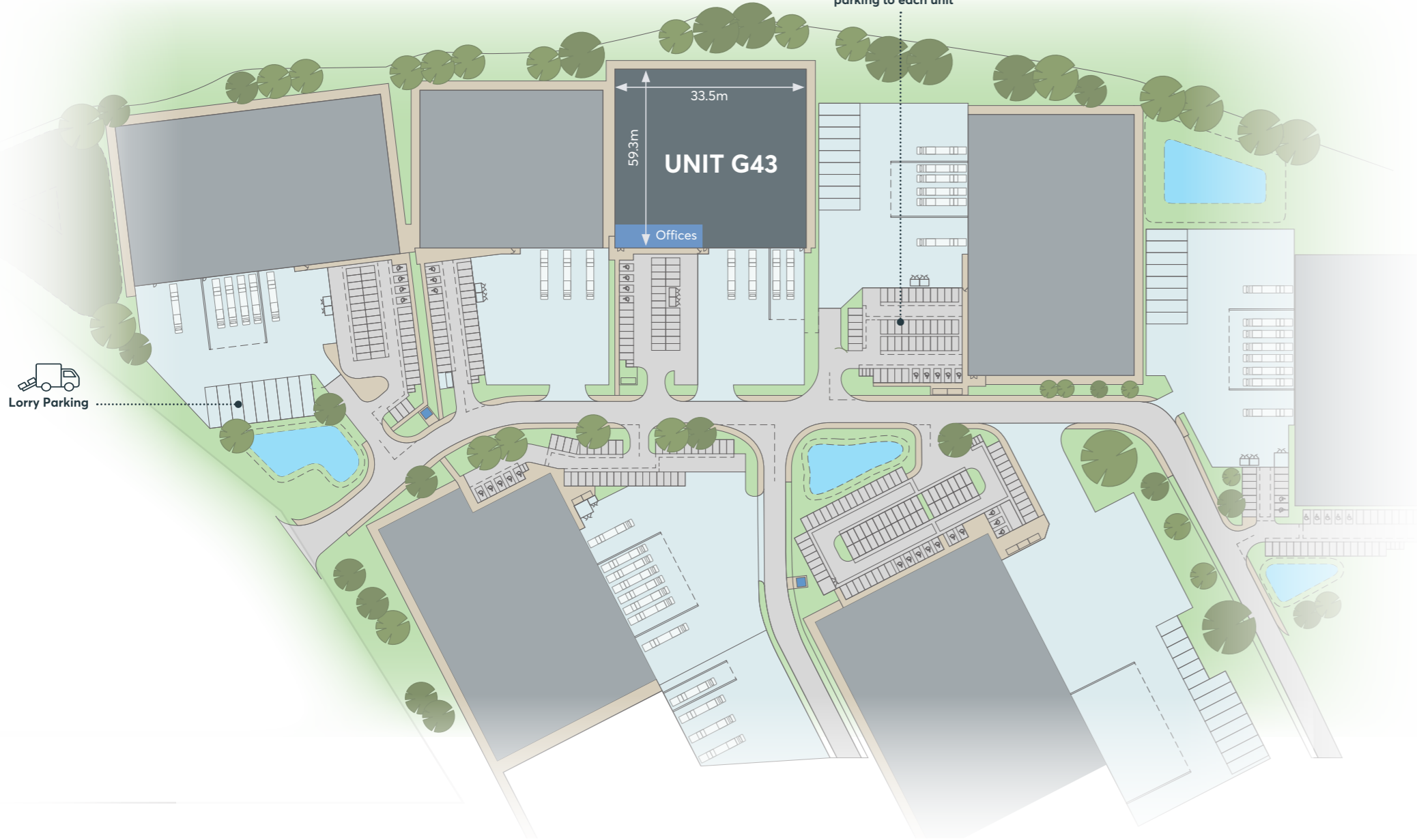
Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Dedicated car parking to each unit



Lorry Parking

Schedule of accommodation



37.5 kN sq m floor loading



24 hour access



EPC A rated



Bespoke racking, fit out and build to suit opportunities



EV car charging



Open plan office accommodation



10m minimum clear internal height

UNIT G43

WAREHOUSE	40,014 SQ FT (3,717 SQ M)
GROUND FLOOR CORE	700 SQ FT (65 SQ M)
FIRST FLOOR OFFICE	2,389 SQ FT (222 SQ M)
POWER REQUIREMENTS	190 KVA
YARD DEPTH	46 M
HAUNCH HEIGHT	10 M
LOADING LEVEL	2
ACCESS DOORS	2
FLOOR LOADING	37.5 kN SQ M
LOADING DOCKS	2
CAR PARKING	35
TOTAL	43,103 SQ FT (4,004 SQ M)

*All floor areas are approximate gross internal areas.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

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

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

- Net carbon reduction** (Icon: CO₂ cloud with arrows pointing down)
- Biodiversity & sustainable environments ambition** (Icon: Leaf inside a circular arrow)
- Diversity & inclusions** (Icon: Three stylized human figures in a circle)
- Education & future skills** (Icon: Open book)
- Health & wellbeing** (Icon: Heart with a pulse line)
- Responsible operating practices & partnerships** (Icon: Three stylized human figures connected by lines)



About St. Modwen Logistics

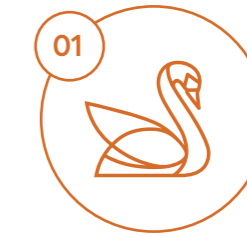
St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

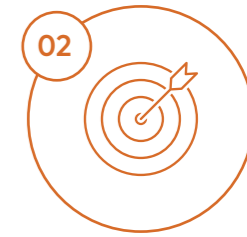
St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd.
(Owned by Blackstone)



Experts in the planning process



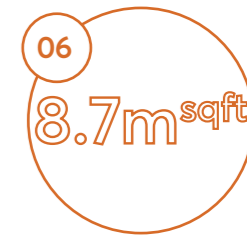
We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



ST. MODWEN PARK GLOUCESTER

GL10 3EX



stmodwenlogistics.co.uk

KAYLEIGH MASON

Senior Leasing & Development Manager

07747 486 661

kayleigh.mason@stmodwen.co.uk

PETE DAVIES

Development Director

01452 623 290

pdavies@stmodwen.co.uk

@StModwenIL St. Modwen Logistics @stmodwenlogistics



Adrian Rowley
T: 014 5262 3290
M: 07771 875 175
E: arowley@alderking.com



Richard Harman
T: 020 3328 9080
M: 07776 200 143
E: richard.harman@dtre.com

Alice Hampden-Smith
T: 020 3328 9080
M: 07508 371 884
E: alice.hampden-smith@dtre.com

Misrepresentation Act 1967, Unfair Contract Terms 1977, The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. October 2022. TBDW 00699-28.