



INNSWORTH BUSINESSPARK

GLOUCESTER • GL3 1DL



A GATEWAY EMPLOYMENT SITE

Innsworth Business Park comprises a 6.7 acre employment site strategically located at the entrance to Innsworth Park, a major new development with direct access onto the A40.

The wider scheme will also host an array of mixed used residential and commercial development including: 1,300 new homes, a primary school, an office park and a district centre.





Part of a key mixed-use development

1,300 homes together with employment opportunities and the largest single provision of local shopping and leisure facilities in the north side of Gloucester



New Residential Development

Innsworth is growing and is set to double in size to over 2,300 homes in the coming years



Prominent Roadside Location

Prominent main road location with excellent links to Gloucester, Cheltenham and Gloucestershire Airport



Central Catchment Area

Central location providing great access to over 12,000 people living within a short drive time of the site



Proximity to local businesses

Nearby Innsworth Technology Park is already home to over 80 local businesses and there is potential for a further 193,000 sq ft of office and industrial development as part of the wider Innsworth Park scheme



Adjacent Military Base

The development is situated close to Imjin Barracks, a major military base home to several thousand UK military and foreign personnel and their suppliers

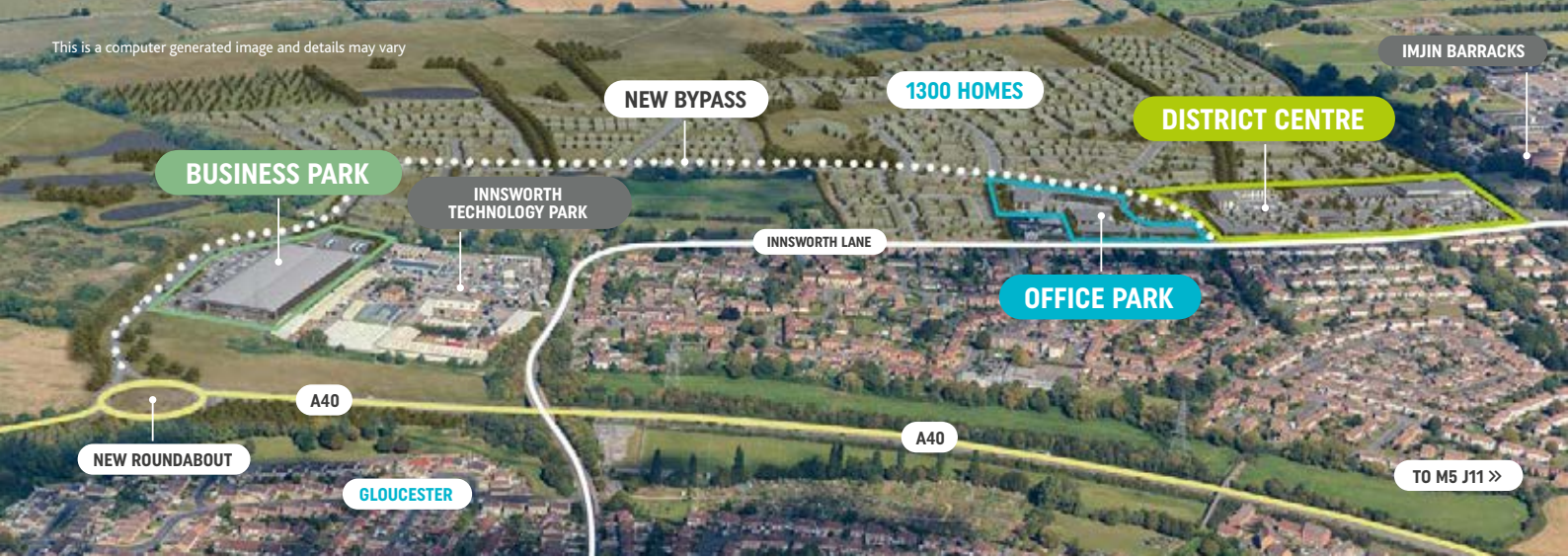
THE HIGHLIGHTS

- Highly prominent 6.7 acre development site
- Flexible design and build options available in whole or in part capable of accommodating buildings or a single building of up to 118,403 sq ft (11,000 sq m)
- Well proportioned site with outline planning consent for 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



A40

NEW ROUNDABOUT



LOCATION

Innsworth Business Park is located to the north east of Gloucester, forming part of the wider Innsworth Park mixed use development.

The site will benefit from direct access onto a new roundabout to be 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 2 miles north east and Cheltenham approximately 7 miles north east.

DRIVE TIMES

Gloucester	10 mins	3.4 miles
Cheltenham	18 mins	7.3 miles
M5 Junction 11	12 mins	6.3 miles
M4/M5 Interchange	36 mins	32.1 miles
Bristol	55 mins	40.5 miles

PLANNING

The site benefits from outline planning consent for B1 and B8 use classes, up to a gross internal area of 118,403 sq ft (11,000 sq m). Greater site density may be achievable, subject to planning.

PROGRAMME

The new roundabout junction on to the A40 Northern Bypass and link road is scheduled to be completed in the summer of 2021 enabling development of the Business Park.

TERMS

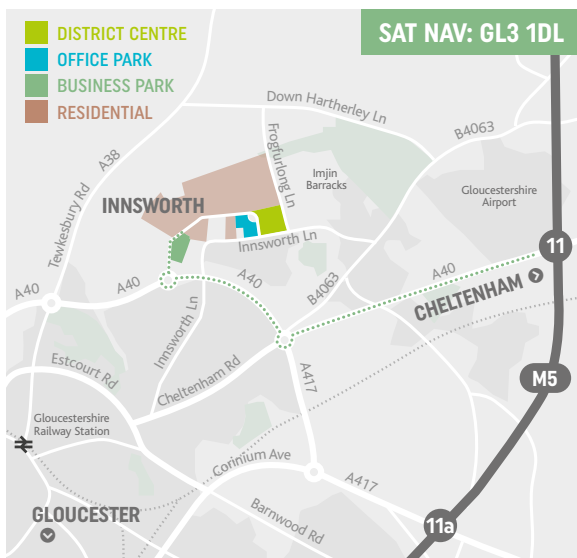
Bespoke build to suit opportunities are available on a leasehold basis for a variety of commercial uses, subject to planning. Full terms available upon application.

VAT

VAT is applicable to the rent.

ENQUIRIES

For further information contact the joint agents:



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The Complete Development Solution