

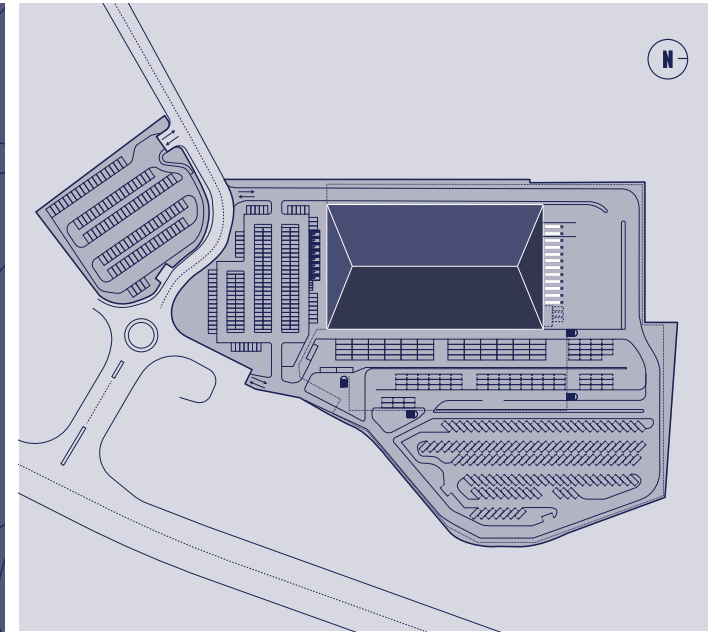
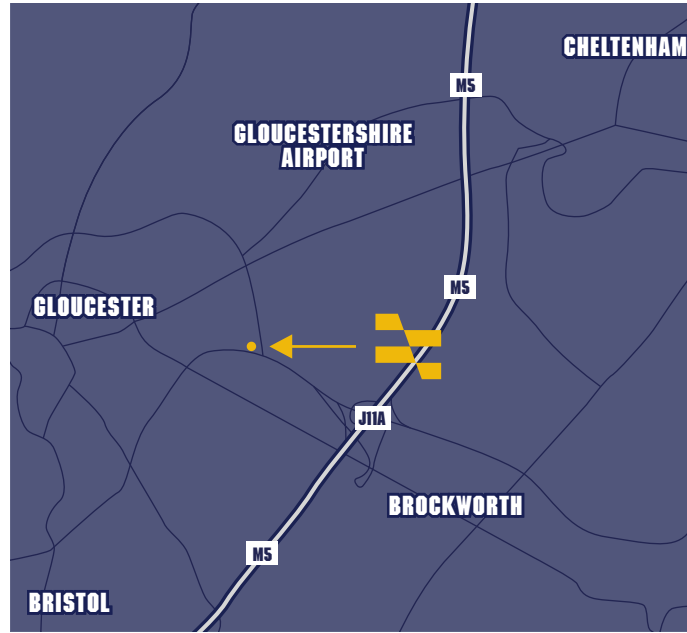
# GLOUCESTER

**122,073 Sq Ft (11,341 Sq M)**  
Prime New Build Distribution/  
Warehousing Facility On A Site  
Of **14.58 Acres**

Leasehold Opportunity

Centre Severn, Barnwood,  
Gloucester **GL4 3HR, UK**

**AVAILABLE IMMEDIATELY**



External Image

Micro Location Map

Site Plan

## LOCATION

The property is prominently located on Centre Severn fronting the A417 just 2.5 mile east of Gloucester City Centre, and 1 mile from junction 11a of the M5 – this is a key intersection providing access north/south to Birmingham/Bristol along the M5 and east to Swindon/Cheltenham/London. Gloucester Railway Station is 2.4 miles to the west of the property and provides a direct link to London Paddington with a journey time of approximately 1 hour 50 minutes as well as direct links to Bristol, Birmingham and Cardiff. Gloucester Airport is located 5 miles to the north.

Warehouse	90,524 Sq Ft	8,410 Sq M
Office/Ancillary	31,549 Sq Ft	2,931 Sq M
<b>Total</b>	<b>122,073 Sq Ft</b>	<b>11,341 Sq M</b>



10 M  
Eaves Height



38 Miles To Bristol &  
61 Miles To Birmingham



Class A Distribution/  
Warehousing Facility



14.58 Acres  
Site Area



EPC (Available  
on Request)



Secure Yard With Multi  
Decked Van Park



10 Dock Level  
Loading Doors



Flexible Lease Terms  
(Available On Request)

## Further Information



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