

GLOUCESTER

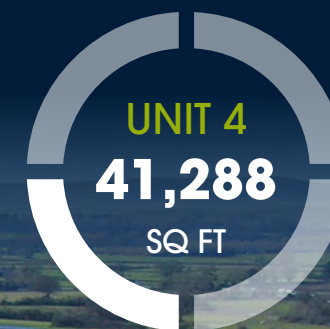
GL10 3DP

www.gloucester12.co.uk



4 New Industrial/Warehouse Units For Sale/To Let

Prime location adjacent to Junction 12 M5



**AVAILABLE
Q4 2022**

A Development by

GRAFTONGATE



SUSTAINABILITY



BREEAM Very Good Rating

The units will achieve BREEAM "Very Good"



Electric Vehicle Charging Points

Each unit will incorporate charging points for vehicles



Air Source Heat Pumps

Heating and cooling will be provided using air source heat pumps



Renewable Energy

The units have been designed to be capable of maximising the use of renewable energy



Smart Office Lighting

LED luminaires with comprehensive system to minimise energy



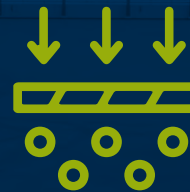
Water Efficiency

Low water flow taps and wc's



Sustainable drainage system

Storm water attenuation tanks beneath service yards



Highly Efficient Insulation

High levels of roof, wall and glazing insulation beyond minimum building regulations



Low Air Permeability

Heat loss in winter is minimised to below building regs requirements ($2.3\text{m}^3/\text{h}/\text{m}^2$ vs $5\text{m}^3/\text{h}/\text{m}^2$)



Rooflights to Warehouse

15% Triple skin rooflights to the warehouses

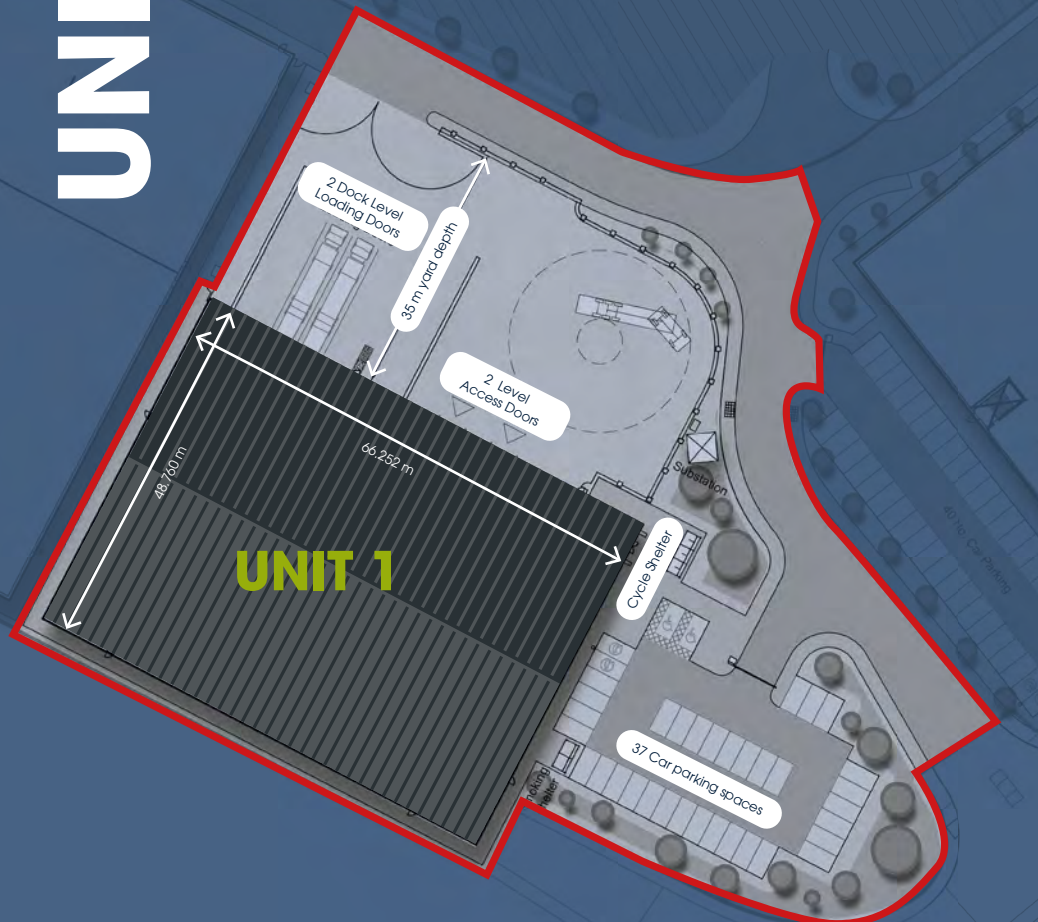
PRIME SITUATION



UNIT 1

Unit 1	sq ft
Warehouse	33,869
Offices	4,358
Total	38,227

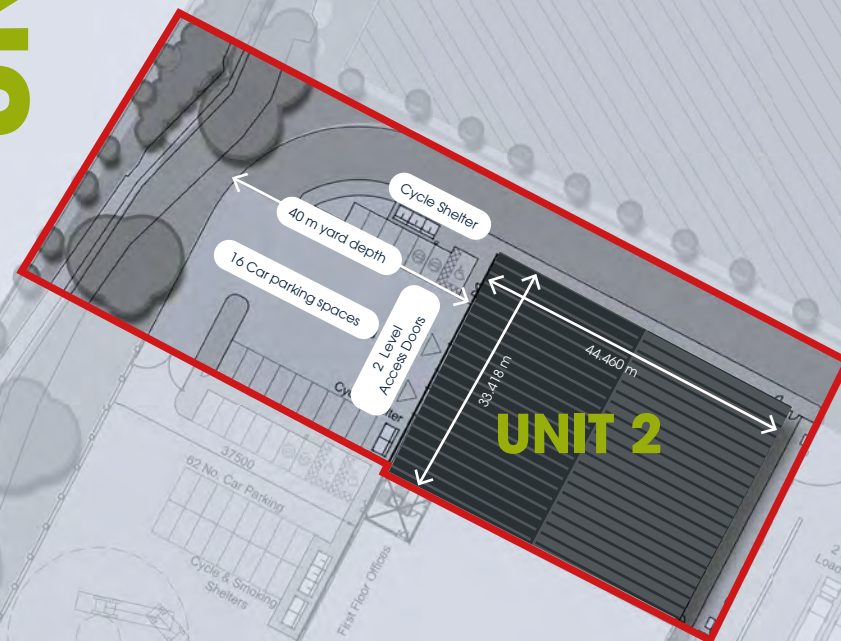
Site Area: 2.04 acres (0.83 ha)



UNIT 2

Unit 2	sq ft
Warehouse	15,545
Offices	1,965
Total	17,516

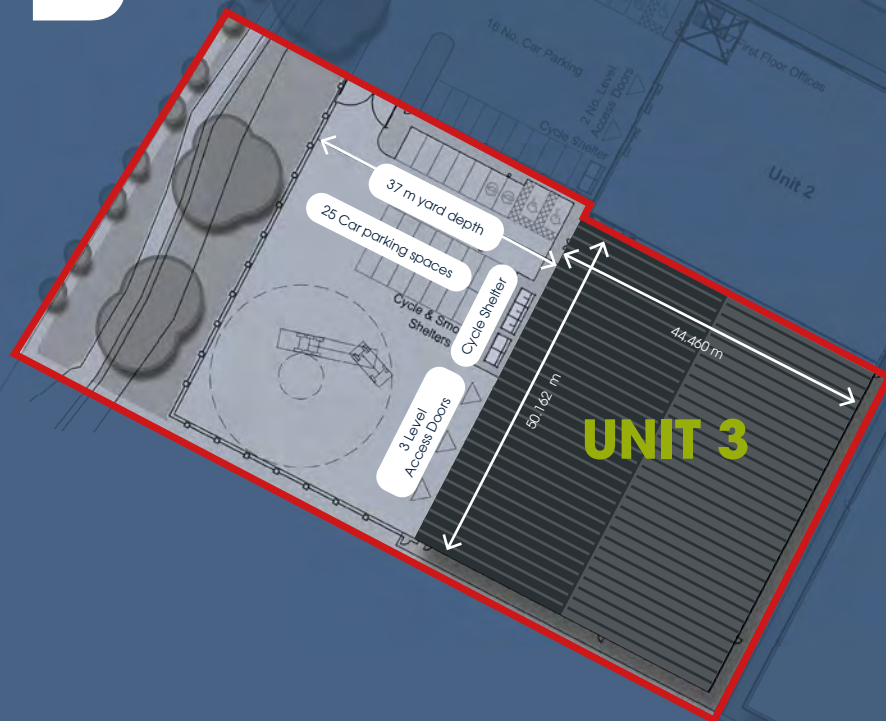
Site Area: 0.68 acres (0.28 ha)



UNIT 3

Unit 3	sq ft
Warehouse	23,540
Offices	2,925
Total	26,465

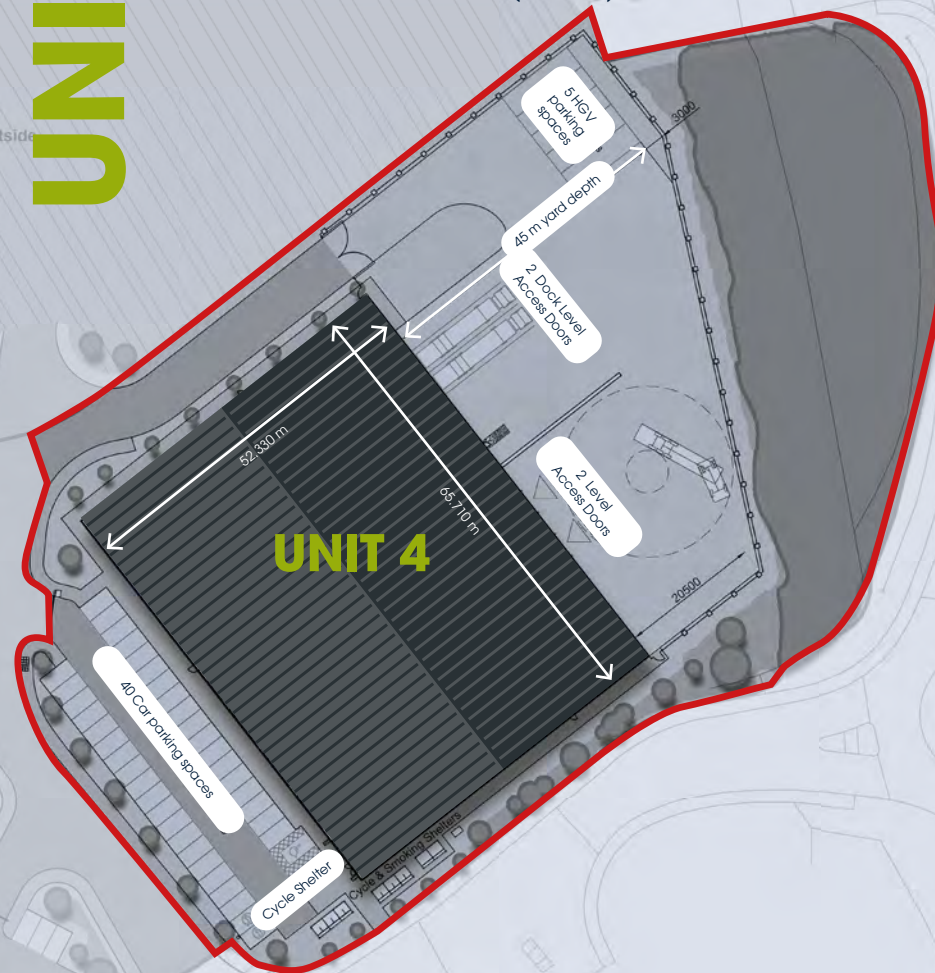
Site Area: 1.20 acres (0.49 ha)



UNIT 4

Unit 4	sq ft
Warehouse	36,240
Offices	5,048
Total	41,288

Site Area: 2.34 acres (0.95 ha)



50KN/M² Floor Loading



3 LEVEL ACCESS DOORS



25 CAR PARKING SPACES



FIRST FLOOR FULLY FITTED OFFICES



10M TO UNDERSIDE OF HAUNCH



37 M YARD DEPTH



50KN/M² FLOOR LOADING



2 LOADING DOCKS



2 LEVEL ACCESS DOORS



40 CAR PARKING SPACES



FIRST FLOOR FULLY FITTED OFFICES



45 M YARD DEPTH



12M TO UNDERSIDE OF HAUNCH



5 HGV PARKING SPACES



PRIME CONNECTIVITY



GLOUCESTER
GL10 3DP



A Development by

GRAFTONGATE

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DRIVE TIMES

	Miles	Time
Gloucester	6	16min
Bristol Port	29	31min
Bristol	29	40min
Birmingham	59	1hr 10min
London	116	2hr 10min
Southampton Port	124	2hr 11min



AIRPORTS

	Miles	Time
Gloucester Airport	12	15mins
Bristol Airport	40	45mins
Birmingham Airport	65	1hr 5mins
East Midlands Airport	99	1hr 30mins
Heathrow Airport	94	2hrs

Source: Google Maps



Airports



Ports



Rail Freight Terminals



1 Hour Drive



2 Hour Drive



2 Hour Drive



3+ Hour Drive