



Brockworth, Gloucester GL3 4HP

/// SELECTION.MOUNTAINS.ROPE

FREEHOLD FLAGSHIP REDEVELOPMENT OPPORTUNITY.

J11A M5

FOR SALE • VACANT POSSESSION • c.900,000 SQ FT • 44 ACRES

SITUATED BETWEEN AN ESTABLISHED COMMERCIAL & RESIDENTIAL LOCATION.



1.2 MILES
FROM J11A M5



FREEHOLD
SITE SALE



AVAILABLE WITH
VACANT POSSESSION



SUBSTANTIAL POWER
SUPPLY OF 8MW



COMMERCIAL
DISCHARGE PERMITS



SIGNIFICANT
SALVAGE VALUE



MULTIPLE
DEVELOPMENT ANGLES



JUST 1.2 MILES FROM M5 JUNCTION 11A.

LOCATION & CONNECTIVITY

The property is located in Brockworth, Gloucester, to the north east of the city and in close proximity to Cheltenham.

The site benefits from strong strategic connectivity, positioned at the confluence of A417 and M5. The M5 providing access to the wider south west, midlands and national motorway network and now dueled A417 provides access to Swindon, M4 and Cotswolds.



DRIVE TIMES & DISTANCES

J11A M5	3 mins	1.2 miles
Cheltenham	6 mins	16 miles
Swindon	42 mins	28 miles
Bristol	45 mins	37 miles
M42/M5 Interchange	35 mins	40 miles
Birmingham	1 hr 8 mins	55 miles
London	2 hr 10 mins	108 miles



SAT NAV: GL3 4HP
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SURROUNDED BY AEROSPACE, ENGINEERING, MANUFACTURING & LOGISTICS LEADERS.

THE AREA

The surrounding area comprises a mix of established industrial and logistics occupiers, with the presence of Gloucester Business Park to the immediate south west, alongside residential development to both the north, east and south east.

This reflects the transitional nature of the location, with plenty of opportunity for a number of uses.

The site's scale and proximity to key transport infrastructure position it well for continued industrial use or potential redevelopment.



NEARBY OCCUPIERS



c.900,000 SQ FT ON 44 ACRES.

SITE DESCRIPTION

The site extends to approximately 44 acres and comprises a substantial industrial complex totalling circa 900,000 sq ft, arranged across multiple interconnected buildings. The buildings vary in age and specification, reflecting the site's long-standing industrial use which dates back to the 1930s, and are supported by extensive yard areas, car parking, and ancillary facilities.

Historically, the site has operated as a major manufacturing facility, most recently producing nylon materials for the automotive sector, with continuous 24/7 operations. The site benefits from significant existing infrastructure, including a substantial power supply, circa 8MW of incoming (we understand circa 4.5MW is currently used) with a higher historic capacity of up to 13MW, gas, and water connections, as well as an on-site (11kV) primary substation.

The wider holding includes areas of surplus undeveloped land, in 2013 an area of land to the eastern extent was sold to Bellway Homes.

OWNERSHIP AND TENURE

The property is held freehold under Title Number GR17959, depicted right, comprising the Brockworth Factory site as registered with HM Land Registry. The site has been in long-term industrial ownership since the 1960s (former Gloucester Aircraft Company from the 1930s, acquired by British Nylon Spinners) and has undergone various historical transactions, including disposals of adjoining land parcels, most recently to Bellway Homes for residential development



**EXTENSIVE YARDS
& CAR PARKING**



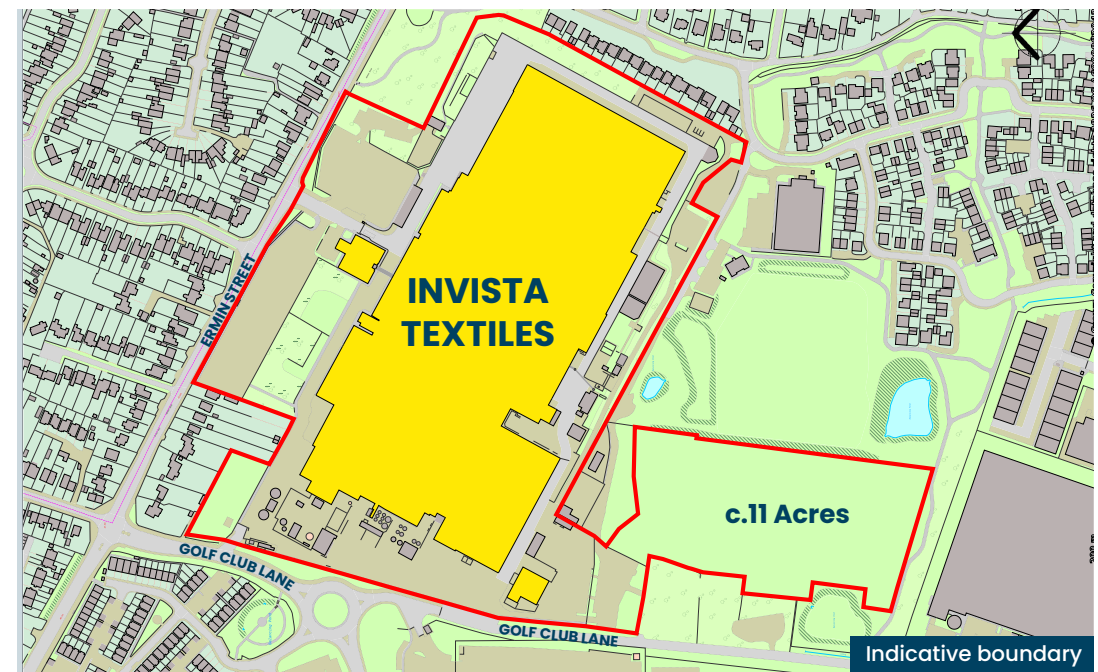
**SIGNIFICANT
EXISTING INFRASTRUCTURE**



**POTENTIAL FOR
REDEVELOPMENT**



**THE PROPERTY IS
AVAILABLE FREEHOLD**



MARKET COMMENTARY.

NATIONAL BIG BOX MARKET

Big Box industrial and logistics (>100,000 sq ft) take-up was up in H1 2026 with 12.9m sq ft of Grade A space transacting – an increase of 3% on H1 2025.

The most active market was the Midlands, which accounted for 57% of national take-up, followed by Yorkshire & Humberside. Grade A Big Box supply currently sits at 43.4m sq ft taking vacancy to 7.7% at end of H1.

This availability is expected to fall over the course of 2026 on account of the 11 million sq ft which is currently under offer.

2025 RECORD YEAR FOR SOUTH WEST

2025 was a record year for industrial and logistics in the South West, with JLL recording a total take-up of 4,524,381 sq ft, comprising of 2,715,647 sq ft of Big Box transactions across 7 deals.

LOCAL GLOUCESTER MARKET

The Gloucester industrial market performed strongly in 2025 and with continued positive sentiment carrying forward to 2026. The city is considered a key regional centre of activity for manufacturing and logistics, benefitting from strong connectivity via the M5, A40 and A419. Gloucester provides support for a diverse industrial base including aerospace, advanced engineering and food processing.

The city's location, between Bristol and Birmingham, means the area is well served for logistics and distribution operations. A growing skills base also make it an attractive location for light manufacturing investment.



BIG BOX H1 2026

INCREASE OF 3% (COMPARED TO H1 2025)



H1 2026 MOST ACTIVE MARKET

THE MIDLANDS



2025 RECORD YEAR

SOUTH WEST INDUSTRIAL & LOGISTICS



STRONG GLOUCESTER

INDUSTRIAL MARKET



INVISTA
GLOUCESTER

PLANNING SUMMARY

The site is identified as a Major Employment Site within the Gloucester Business Park designation, where adopted planning policy supports employment uses including offices, research and development, industrial, and storage/distribution development. The planning findings indicate that employment-led redevelopment delivering modern, high-quality employment floorspace would align with the adopted development plan and is likely to be acceptable in principle.

The planning summary also identifies potential for mixed-use redevelopment,

incorporating employment uses alongside complementary elements such as residential, care, retail or leisure uses, subject to an appropriate planning rationale and detailed assessment.

While residential development would require justification given the site's employment designation, the site's brownfield nature, sustainable location and the Borough's acknowledged housing land supply shortfall are factors that may support residential-inclusive redevelopment proposals.

A RARE DEVELOPMENT OPPORTUNITY.



THE SITE

The site provides a rare opportunity of scale for purchasers to acquire a sizeable parcel of employment allocated land in a well-established location, adjacent to Gloucester Business Park, with potential to maximise value through development of adjacent uses.



GLOUCESTER

Gloucester is a city located on the M5 corridor, the arterial route linking the Midlands to the South West. Gloucester benefits from a strong and diverse employment base, with key sectors including aerospace, engineering, advanced manufacturing and cyber security. Proximity to GCHQ has helped support the area's growing technology and knowledge-based economy. The city also offers access to a sizeable labour pool, with an economic activity rate of 85.6% compared with the UK average of 79.3%, while average gross weekly full-time earnings remain below the national average (£694 compared with £766).

Source: Nomis 2025.



BROCKWORTH

Brockworth sits at the confluence of the M5 and recently dualled A417, which provides a key link to the south east to Swindon and onward to the M4 and London.



UTILITIES

There is a strong utilities provision to the site, with 8MW of incoming power (formerly as high as 13MW) and a modernised 11kV substation.

PROPOSAL & METHOD OF SALE

The property is offered for sale (freehold) with vacant possession. Offers are invited on either an unconditional or conditional basis. All offers will be considered on their individual merits.





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FURTHER INFORMATION

Reserved matters to be submitted following commitment from an occupier. The reserved matters will provide an opportunity to configure the design to specific occupier operations.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

EPC

The building has an Energy Performance Certificate rating of rating D (86).

TENURE

FREEHOLD – Title Number GR17959

VAT

Applicable at the prevailing rate.

ANTI-MONEY LAUNDERING

In compliance with Anti-Money Laundering regulations, all prospective purchasers will be required to provide two forms of identification and proof of funds prior to contract exchange.

DATA ROOM

Available for interested parties on request from retained agents.

CONTACT

For further information please contact the sole agents below.

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