



# INDURENT

PARK GLOUCESTER

Be part of this well-established  
business park.

GL10 3EZ

///chose.units.major



Up to  
BREEAM  
Excellent.



Located directly  
adjoining J12, M5.

Units 16A-C from:  
7,522 sq ft - 10,518 sq ft (699 sq m - 977 sq m)  
Units 17A-D from:  
5,874 sq ft - 9,285 sq ft (546 sq m - 863 sq m)

Available immediately.

Warehousing that Works.

# High performance space for your business.

Units 16A-C and 17A-D comprise of modern industrial and warehousing accommodation ranging from 7,522 and 10,518 sq ft.

Arranged across two terraces, the units provide flexible industrial space suitable for a variety of occupiers, with each unit benefitting from dedicated loading facilities, ancillary office accommodation and generous car parking.

The property is strategically located within Indurent Park Gloucester, one of Gloucestershire's prime

industrial and logistics destinations. Positioned immediately adjacent to Junction 12 of the M5, the estate benefits from excellent connectivity to Gloucester, Cheltenham and Bristol, whilst the nearby M4/M5 interchange provides access to the Midlands, South Wales and London.

In addition, the A38 offers a direct route into Gloucester city centre and convenient links to the surrounding commercial and employment catchments, making the location highly accessible for both customers and staff.



13m yard depth.



50 kVA power.



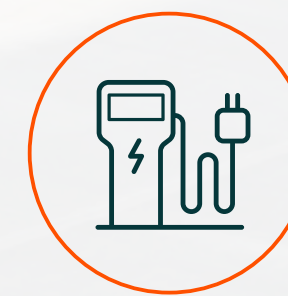
8m front haunch height.



Overflow parking available.



All units benefit from ground floor office, kitchenette and mezzanine.



EV car charging.



PV panels fitted to the roof.



LED lighting in the office and core helping you reduce energy consumption by up to 75%.



All units targeting BREEAM Excellent rating, with units 14a and 14b targeting BREEAM Very Good.



With an EPC A+ rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.

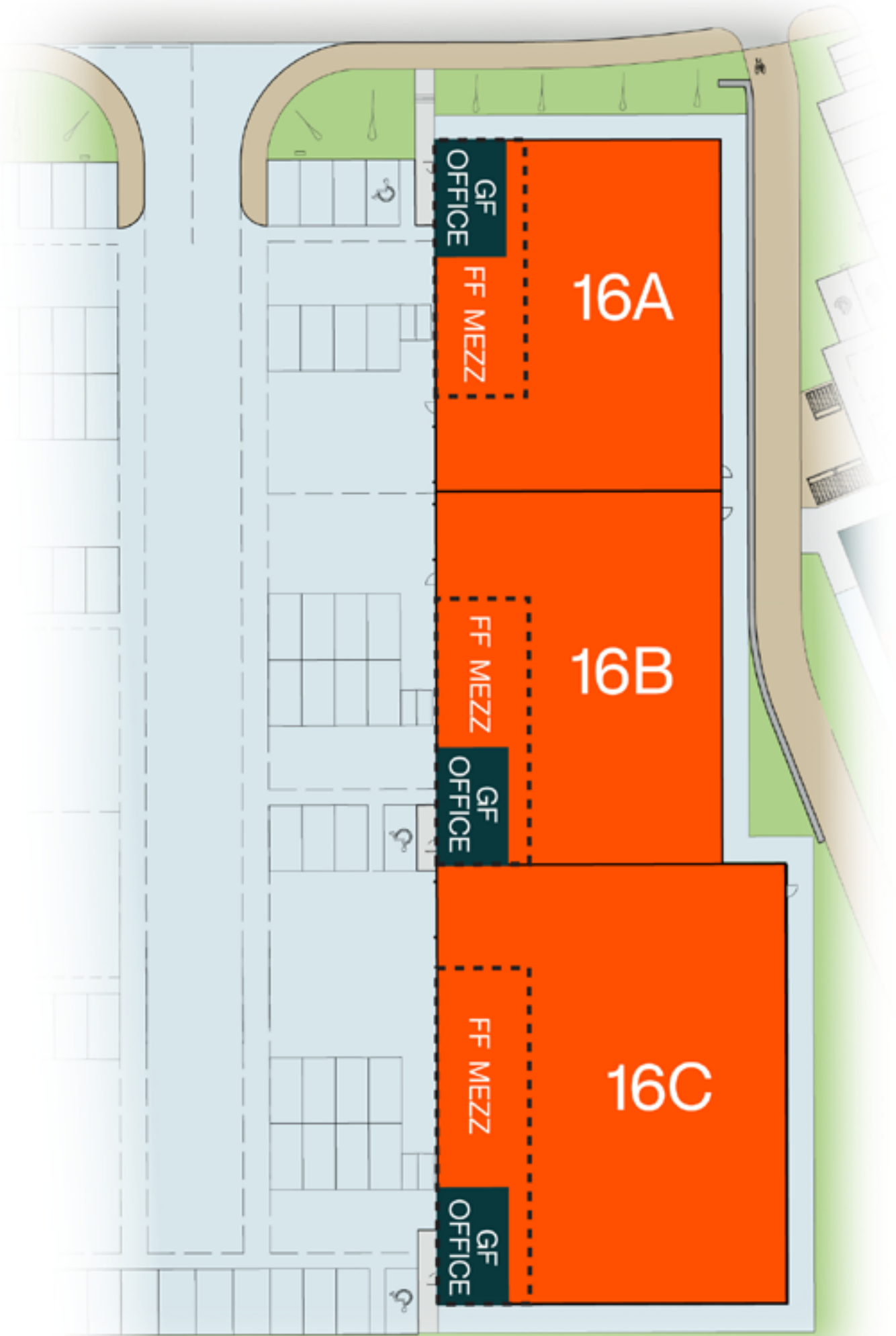
# Units 16A-C & 17A-D.



# / Unit plan.



|                              | UNIT 16A    | UNIT 16B    | UNIT 16C     |
|------------------------------|-------------|-------------|--------------|
| WAREHOUSE & GF CORE          | 5,338 SQ FT | 5,872 SQ FT | 8,413 SQ FT  |
| OFFICE                       | 413 SQ FT   | 407 SQ FT   | 411 SQ FT    |
| FIRST FLOOR MEZZANINE & CORE | 1,771 SQ FT | 1,936 SQ FT | 1,694 SQ FT  |
| TOTAL GIA                    | 7,522 SQ FT | 8,215 SQ FT | 10,518 SQ FT |
| YARD DEPTH                   | 13M         | 13M         | 13M          |
| POWER                        | 50 kVA      | 50 kVA      | 50 kVA       |
| FRONT HAUNCH HEIGHT          | 8M          | 8M          | 8M           |
| CAR PARKING                  | 8 SPACES    | 12 SPACES   | 14 SPACES    |



Warehousing that Works.

Unit plan is indicative.

# / Unit plan.

|                              | UNIT 17A    | UNIT 17B    | UNIT 17C    | UNIT 17D    |
|------------------------------|-------------|-------------|-------------|-------------|
| WAREHOUSE & GF CORE          | 7,315 SQ FT | 4,667 SQ FT | 4,393 SQ FT | 4,227 SQ FT |
| OFFICE                       | 418 SQ FT   | 411 SQ FT   | 412 SQ FT   | 418 SQ FT   |
| FIRST FLOOR MEZZANINE & CORE | 1,552 SQ FT | 1,342 SQ FT | 1,272 SQ FT | 1,229 SQ FT |
| TOTAL GIA                    | 9,285 SQ FT | 6,420 SQ FT | 6,077 SQ FT | 5,874 SQ FT |
| YARD DEPTH                   | 13M         | 13M         | 13M         | 13M         |
| POWER                        | 50 kVA      | 50 kVA      | 50 kVA      | 50 kVA      |
| FRONT HAUNCH HEIGHT          | 8M          | 8M          | 8M          | 8M          |
| CAR PARKING                  | 12 SPACES   | 4 SPACES    | 4 SPACES    | 6 SPACES    |



Warehousing that Works.



Unit plan is indicative.

# Tapping in to the workforce.



## LOCALISED WORKFORCE.

Within a 45 min drive time, the economically active workforce is 26.4% which is higher than the UK average at 25.7%.\*



## LOCAL TRANSPORT.

Bus stops are located within a 10 minute walk and the site is a 12 minute drive from Gloucester train station, with lines to Bristol, Bath and London Victoria.

## AFFORDABLE LABOUR.

Lower average hourly wage in Gloucester compared with the UK average.



### FORKLIFT DRIVER.

|                 |            |
|-----------------|------------|
| £13.88          | £14.22     |
| Gloucestershire | UK Average |



### PICKER.

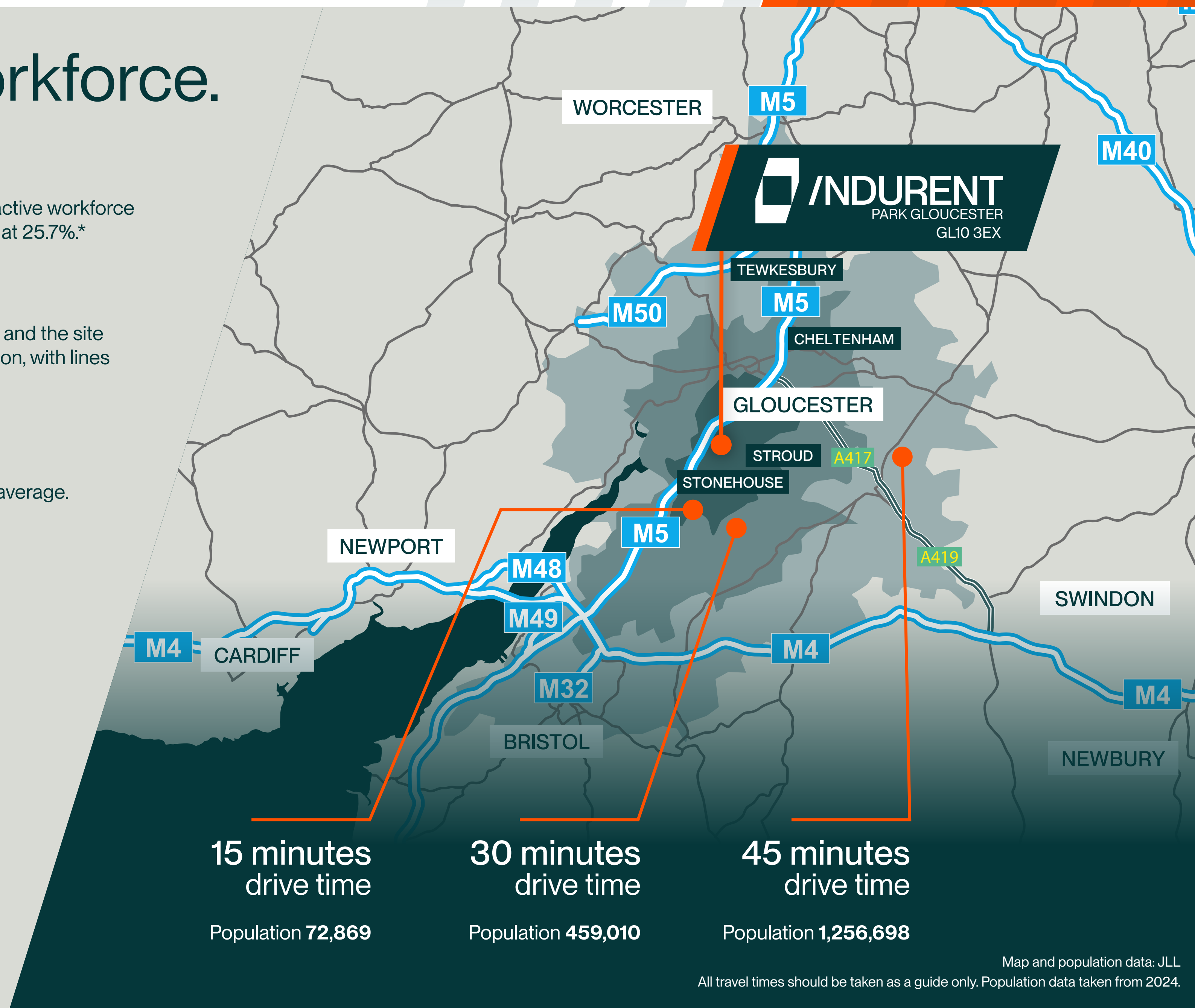
|                 |            |
|-----------------|------------|
| £12.61          | £13.43     |
| Gloucestershire | UK Average |



### HGV DRIVER.

|                 |            |
|-----------------|------------|
| £17.51          | £17.68     |
| Gloucestershire | UK Average |

\*Based on a total population of 1,256,698 within a 30-minute drive of Gloucester, compared with the UK population of 69.3 million. Of these, 628,319 people (26.4%) within the Gloucester catchment are economically active, compared with 35.96 million people (25.7%) across the UK.



Map and population data: JLL  
All travel times should be taken as a guide only. Population data taken from 2024.

# You're well-connected.

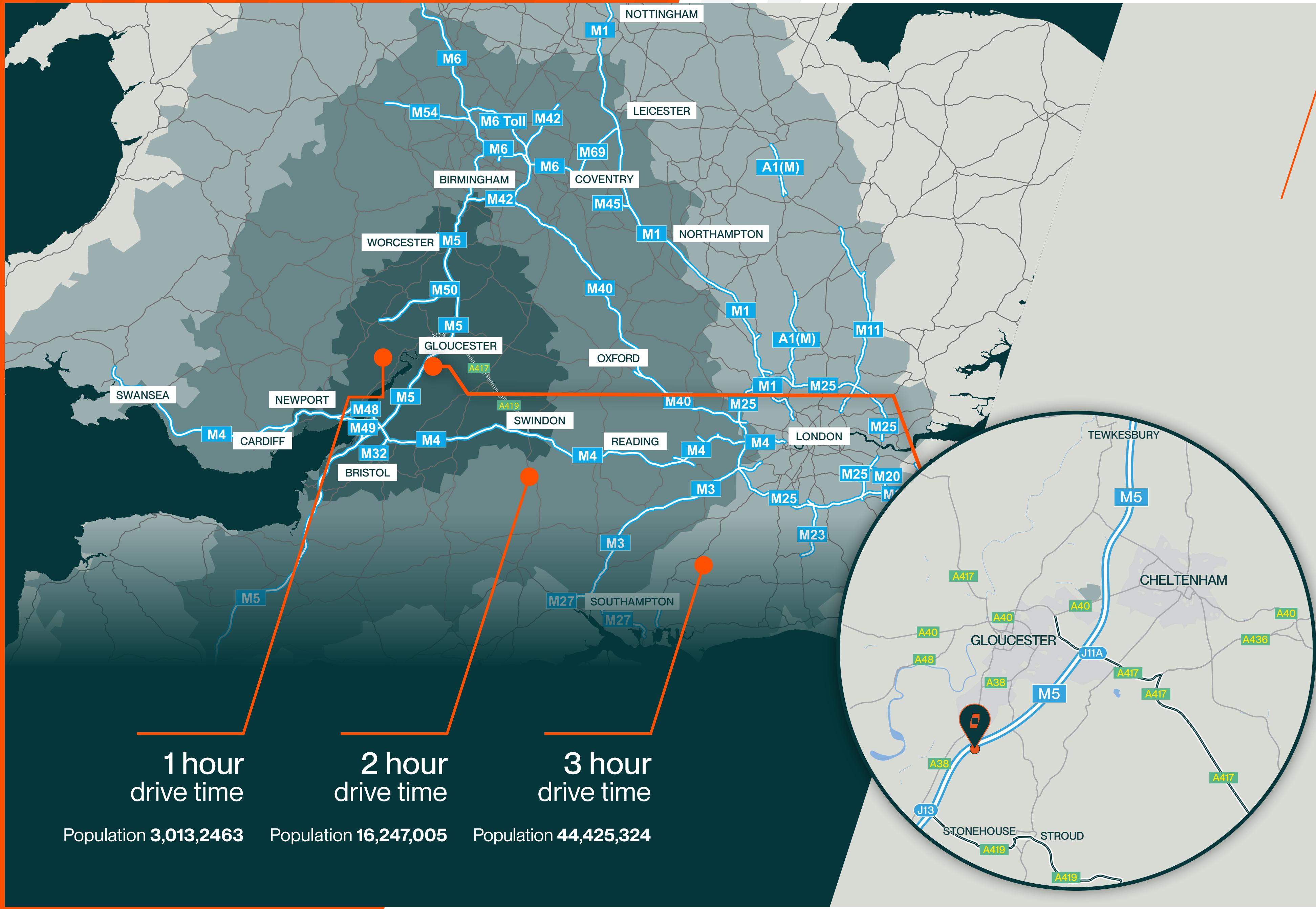
|  CITIES | MILES |
|--------------------------------------------------------------------------------------------|-------|
| GLOUCESTER                                                                                 | 6     |
| BRISTOL                                                                                    | 30    |
| SWINDON                                                                                    | 39    |
| CARDIFF                                                                                    | 55    |
| BIRMINGHAM                                                                                 | 68    |
| LONDON                                                                                     | 117   |

|  MOTORWAY JUNCTIONS | MILES |
|---------------------------------------------------------------------------------------------------------|-------|
| M4/M5 INTERCHANGE                                                                                       | 23    |
| M5/M42 INTERCHANGE                                                                                      | 49    |

|  PORTS | MILES |
|---------------------------------------------------------------------------------------------|-------|
| AVONMOUTH DOCKS                                                                             | 30    |
| ROYAL PORTBURY DOCKS                                                                        | 33    |

|  AIRPORTS | MILES |
|------------------------------------------------------------------------------------------------|-------|
| BRISTOL                                                                                        | 40    |
| BIRMINGHAM                                                                                     | 65    |
| HEATHROW                                                                                       | 104   |

Travel times indicative only.





# Sustainability at the core.

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



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Warehousing that Works.



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Discover more



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