



Connecting **people**
Connecting **opportunities**
Connecting **technologies**



Prime industrial and logistics location at Gloucestershire Airport adjacent to the M5 J11

Design and build opportunities available for a variety of uses including B1, B2 and B8 space up to 323,000 sq ft (30,000 sq m)

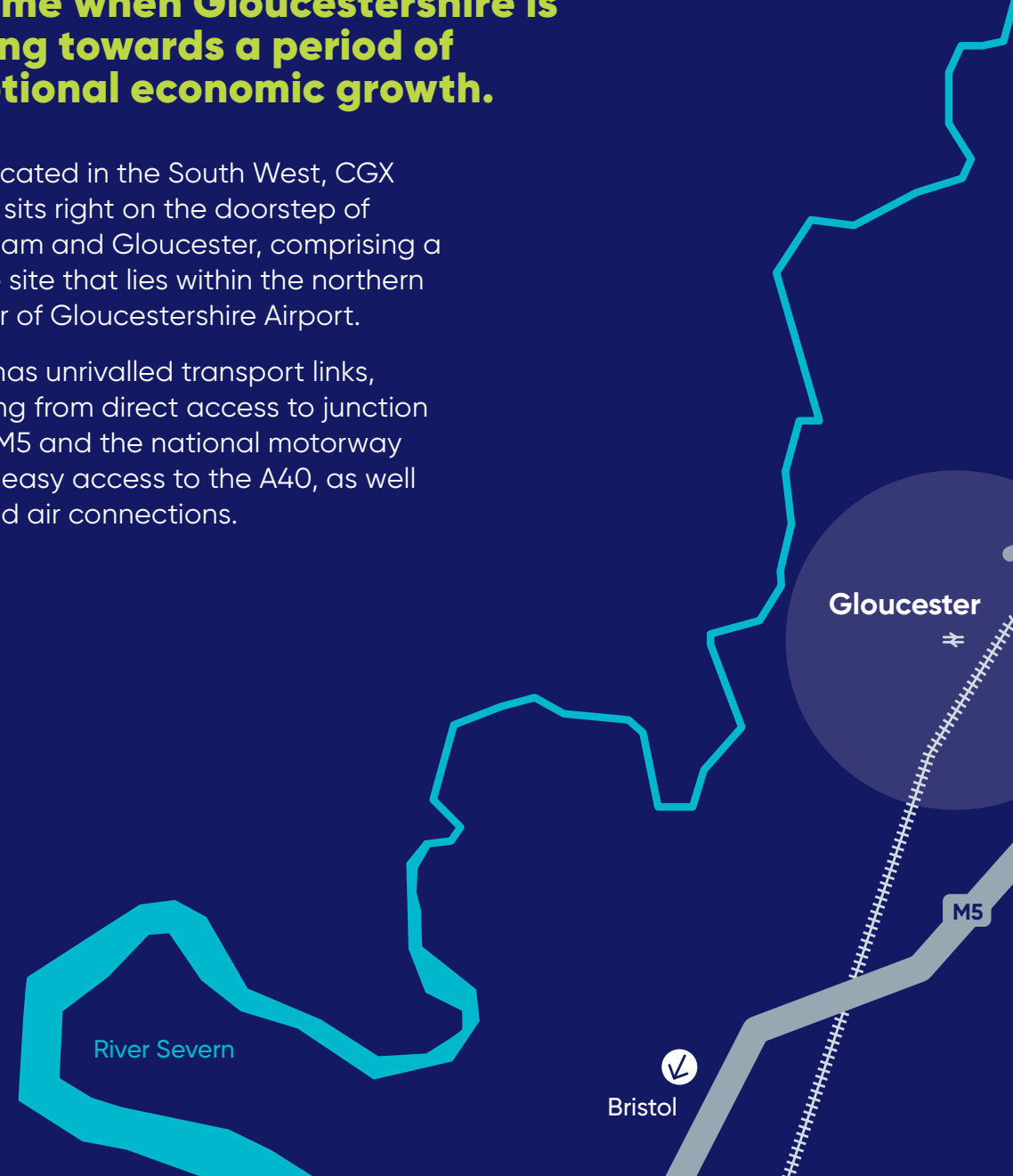
Overview

- ✓ 14.9-acre (5.9 hectare) site accessed via improved entrance to the junction on the B4063
- ✓ Direct access to M5 via J11, and A40
- ✓ Outline consent for mixed-use development comprising B1, B2 and B8; light industrial, general industrial, warehouse and distribution
- ✓ Plot sizes can accommodate up to 323,000 sq f / 30,000 sq m
- ✓ 3.5 miles west of Cheltenham and 4.5 miles east of Gloucester city centre
- ✓ Committed 'Growth Deal' funding enabling early 2022 completion of onsite road and utilities infrastructure
- ✓ Easy access to mainline railway stations
- ✓ An airport on your doorstep

CGX Connect presents a new commercial development opportunity / at a time when Gloucestershire is heading towards a period of exceptional economic growth.

Ideally located in the South West, CGX Connect sits right on the doorstep of Cheltenham and Gloucester, comprising a 14.9-acre site that lies within the northern perimeter of Gloucestershire Airport.

The site has unrivalled transport links, benefitting from direct access to junction 11 of the M5 and the national motorway network, easy access to the A40, as well as rail and air connections.





Exceptional transport links

By road

Cheltenham	3.9 miles
Gloucester	5 miles
Swindon	35 miles
Bristol	42 miles
Oxford	47 miles
Birmingham	52 miles



By train



London	1 hour 49 minutes
Birmingham	47 minutes
Bristol	52 minutes
Cardif	1 hour 8 minutes

By plane



London	Paris	Amsterdam
30 minutes	60 minutes	60 minutes

To Gloucester City Centre

To Cheltenham Town Centre



27 minutes
(via National
Cycle Route 41)

19 minutes



23 minutes
(94 Gold - every
15 minutes)

20 minutes
(94 Gold - every
15 minutes)

Why **CGX Connect?**

Gateway to growth in Gloucestershire

- ✓ The site has been identified as an area of strategic economic growth
- ✓ CGX Connect sits within an established employment area with companies such as Safran Landing Systems, Clarkson Evans, Jet Age Museum in immediate vicinity
- ✓ Cheltenham Borough Council has invested £37.5 million to acquire 45 hectares of land to deliver the pioneering Golden Valley development – focused on cyber industries it will generate new high skilled jobs and facilitate delivery of the GCHQ Cyber Innovation Centre
- ✓ Gloucester City Council investment and delivery of the Forum and King's Quarter Regeneration
- ✓ West Cheltenham Transport Improvement Scheme already underway through £22m Local Growth Funding along A40 corridor to accelerate the release of employment land
- ✓ Upgrade to key local transport areas, including junction 10 of M5 and Gloucester Train station
- ✓ Gloucester City and Cheltenham Borough Council have committed major funding for investment in the airport infrastructure and communications technology to meet future demands for sustainable growth

Contact us for further information

If you or your business is interested in locating at CGX Connect and have questions relating to occupancy opportunities, please contact Byron Hammond or Peter Musgrove at Lambert Smith Hampton:

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