



# INDURENT

PARK GLOUCESTER

BE PART OF THIS WELL-ESTABLISHED  
BUSINESS PARK.

GL10 3EX

///CHOSE.UNITS.MAJOR



Up to  
BREEAM  
Excellent.



Located directly  
adjoining J12, M5.

12 HIGH QUALITY UNITS

5,874 SQ FT (545.71 SQ M)

TO 57,643 SQ FT (5,355.21 SQ M)

AVAILABLE IMMEDIATELY

Warehousing that Works.

# High performance space for your business.

Set across 58 acres, Indurent Park Gloucester is an established industrial and logistics location, strategically positioned adjacent to J12 of the M5.

The Park is already home to occupiers including; Schlumberger, ProCook, Gardiner Bros, Radmat and Cosentino.

Phase 6 comprises a total of 12 units, ranging in size from 5,874 sq ft to 57,643 sq ft. This phase completes the development of the estate.



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.

Aerial.

To Birmingham  
(68 Miles)

Phase 6  
Available Now

UNIT 10  
PROCOOK

UNIT 9  
RADMAT

UNIT 8  
GARDINER BROS

UNIT 4  
GARDINER BROS

UNIT 3  
SWANTEX

UNIT 7  
COSENTINO

UNIT 2  
ADEY INNOVATION

UNIT 6  
REP FITNESS

UNIT 1  
FLOSTREAM

UNIT 5  
SCHLUMBERGER

To Gloucester  
(6 Miles)

M5, J12



To Bristol  
(30 Miles)

# 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.

<b>£13.88</b>	<b>£14.22</b>
Gloucestershire	UK Average



### PICKER.

<b>£12.61</b>	<b>£13.43</b>
Gloucestershire	UK Average

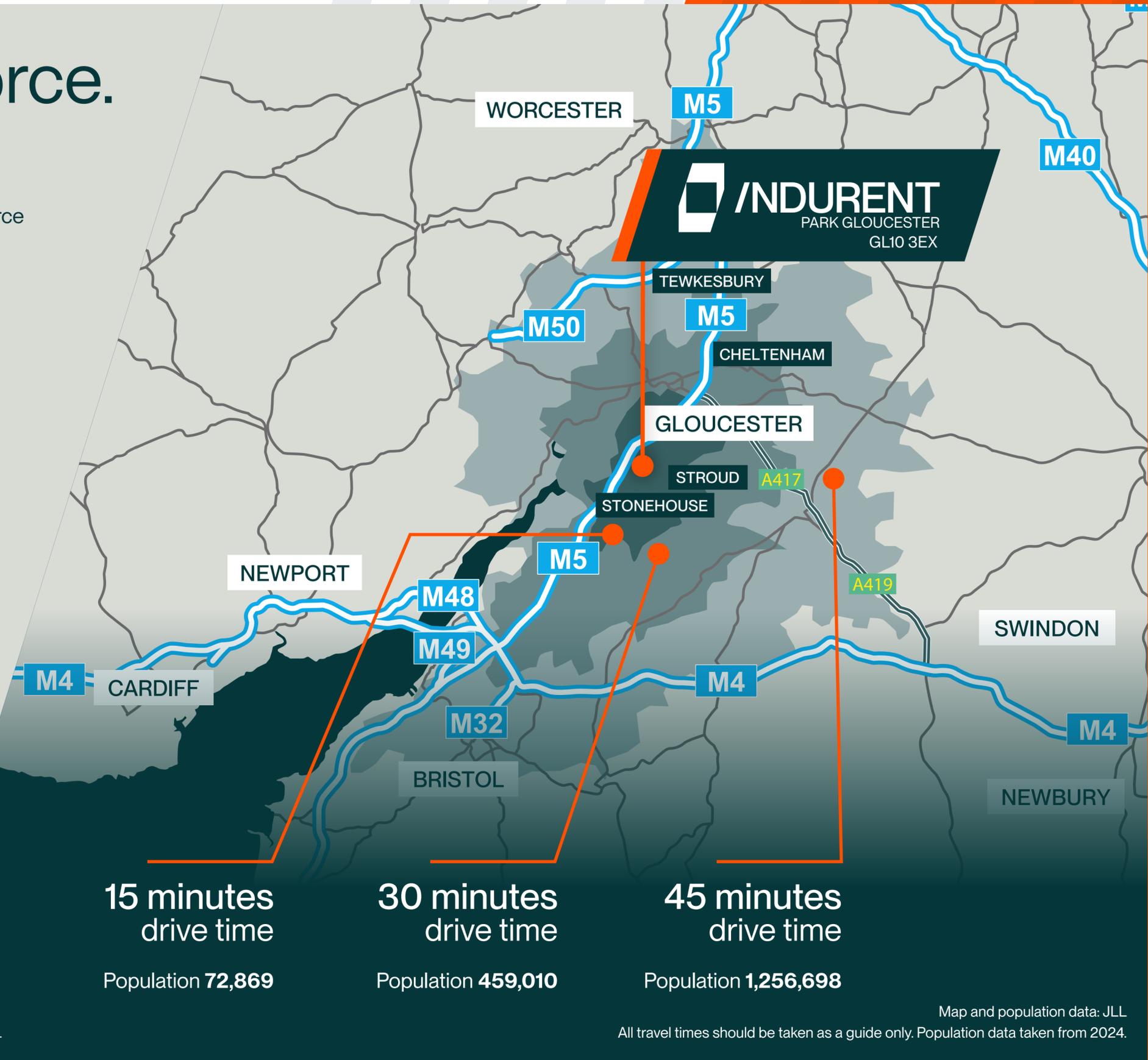


### HGV DRIVER.

<b>£17.51</b>	<b>£17.68</b>
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.

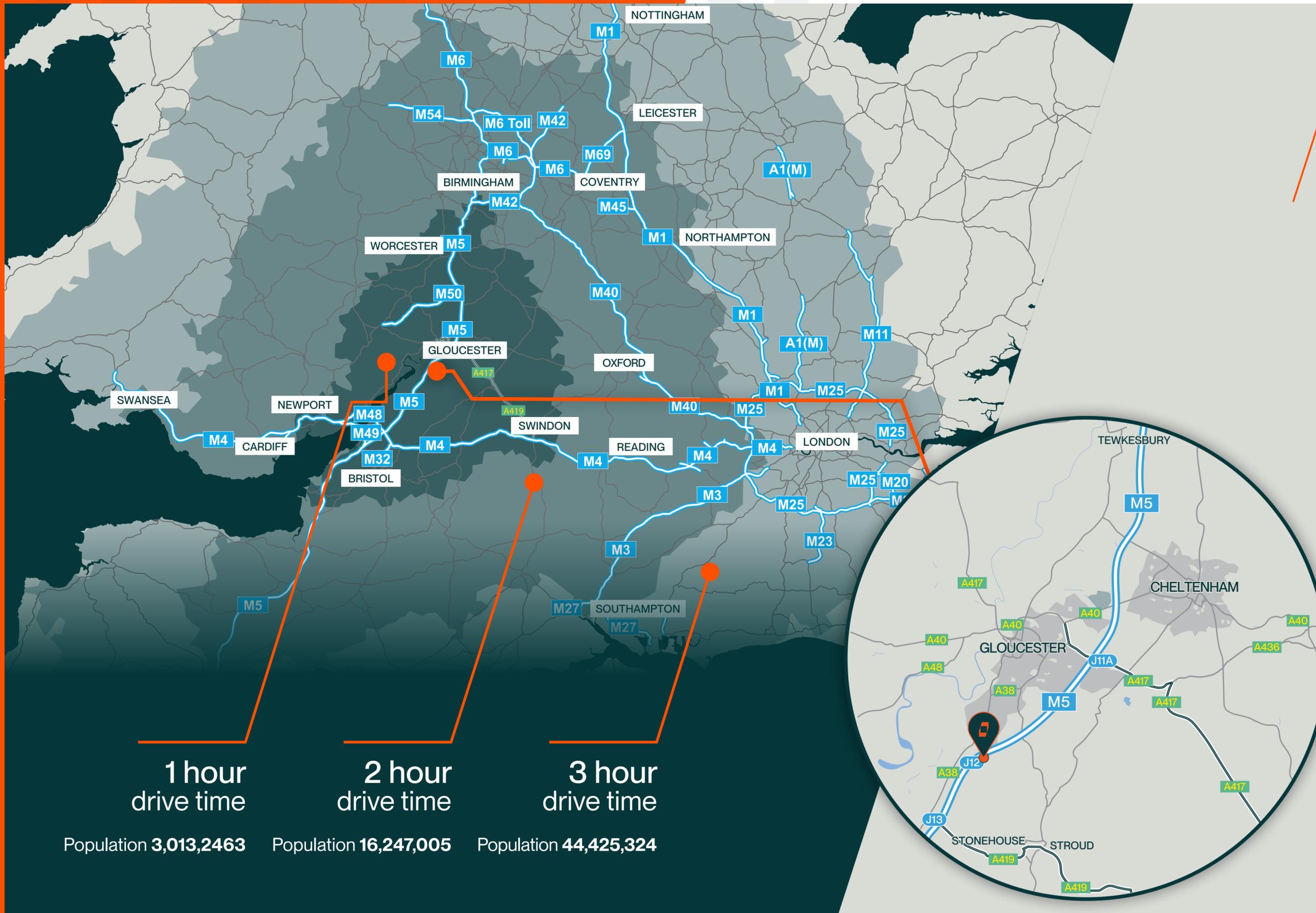
Source: JLL



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.

**1 hour**  
drive time

Population **3,013,2463**

**2 hour**  
drive time

Population **16,247,005**

**3 hour**  
drive time

Population **44,425,324**

# Phase 6 masterplan.

UNIT	TOTAL SIZE
11	47,517 SQ FT
12	57,643 SQ FT
14A	22,828 SQ FT
14B	18,759 SQ FT
15	34,175 SQ FT
16A	7,522 SQ FT
16B	8,215 SQ FT
16C	10,518 SQ FT
17A	9,285 SQ FT
17B	6,420 SQ FT
17C	6,077 SQ FT
17D	5,874 SQ FT

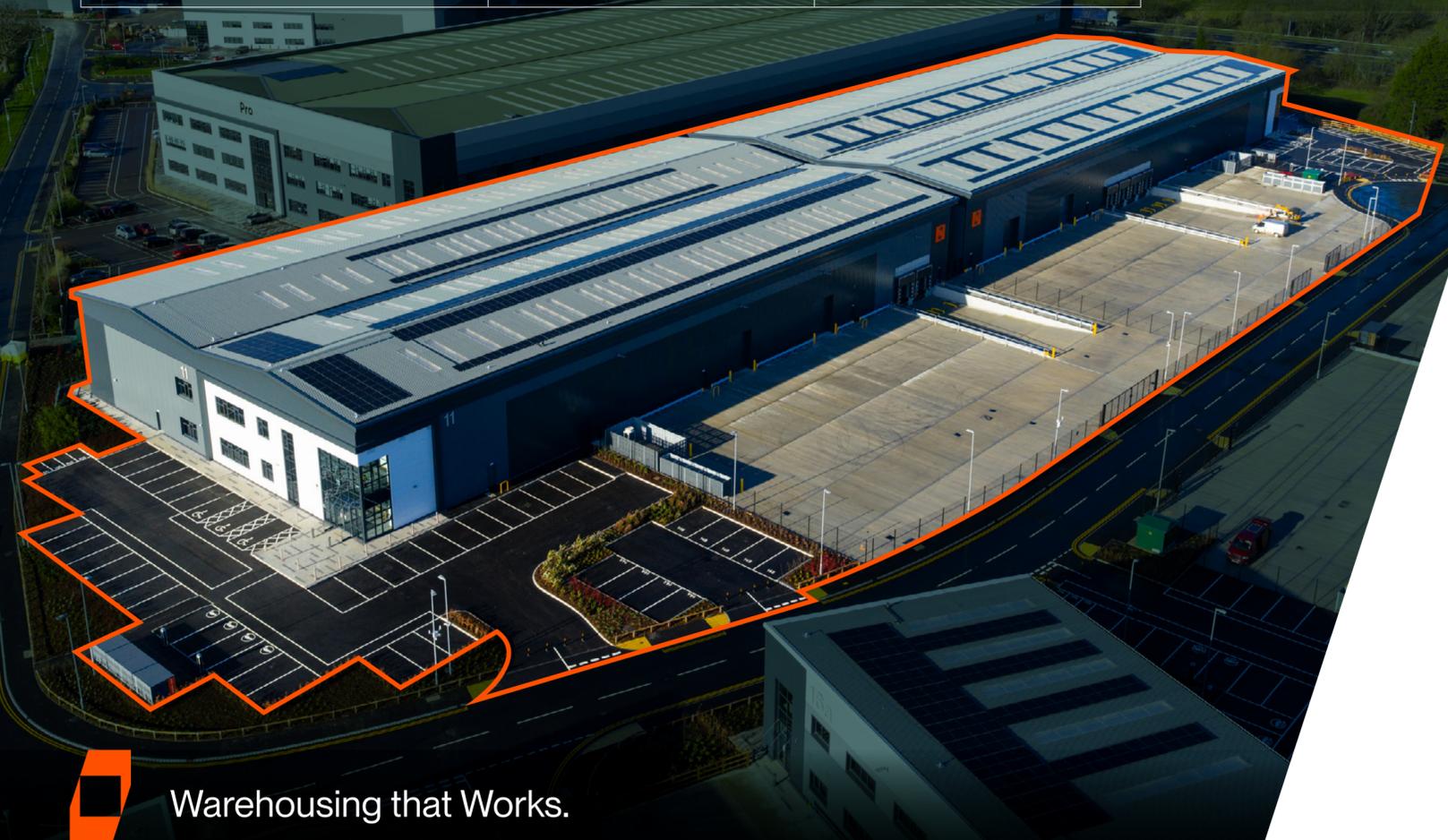
All measurements based on gross internal areas.

Masterplan is indicative.

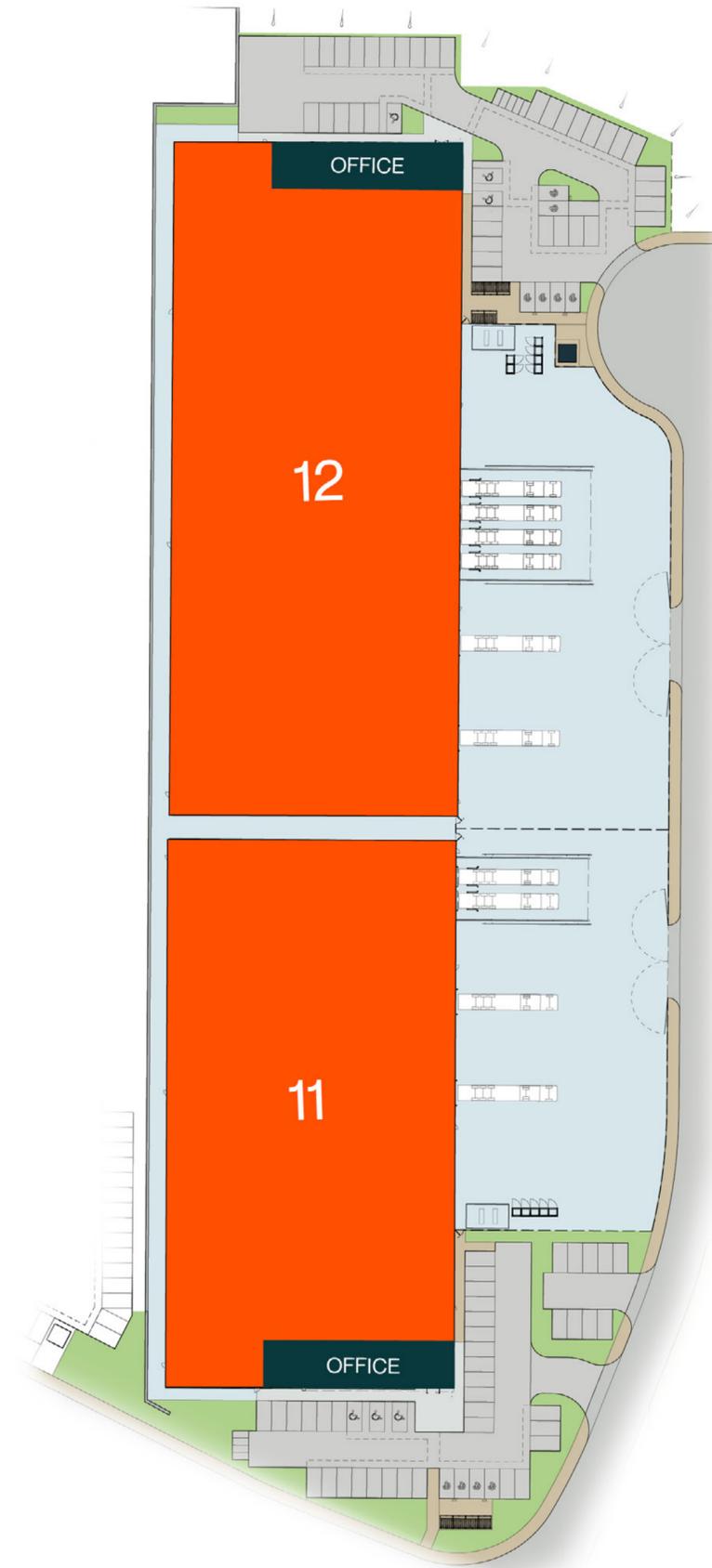


# Unit plan.

	UNIT 11	UNIT 12
WAREHOUSE & GF CORE	44,309 SQ FT	54,429 SQ FT
OFFICE	3,208 SQ FT	3,214 SQ FT
TOTAL GIA	47,517 SQ FT	57,643 SQ FT
YARD DEPTH	35M	35M
POWER	280 kVA	340 kVA
HAUNCH HEIGHT	10M	10M
CAR PARKING	38 SPACES	46 SPACES



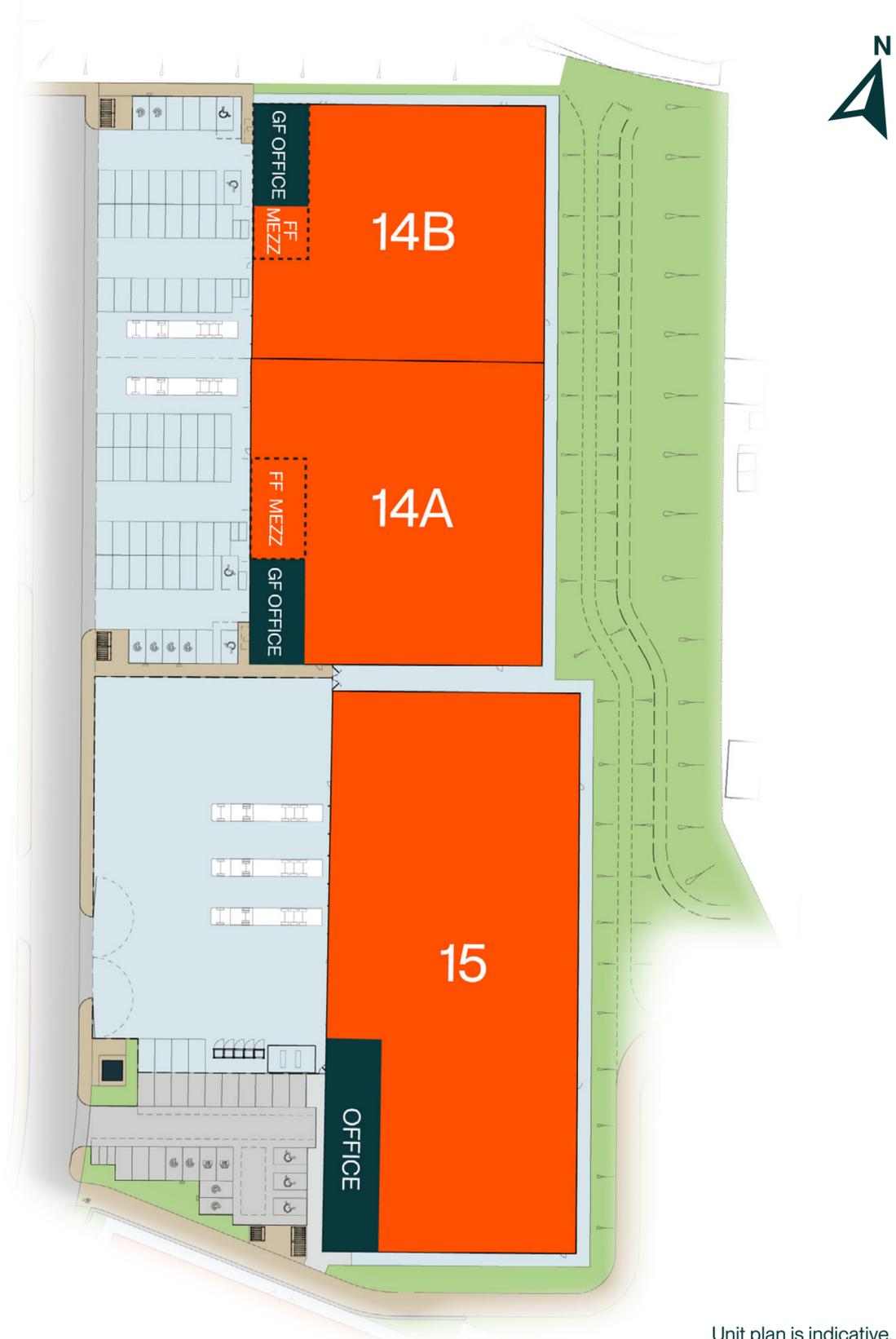
Warehousing that Works.



Unit plan is indicative.

# Unit plan.

	UNIT 14A	UNIT 14B	UNIT 15
WAREHOUSE & GF CORE	19,003 SQ FT	15,595 SQ FT	30,961 SQ FT
OFFICE	1,460 SQ FT	1,482 SQ FT	3,214 SQ FT
FIRST FLOOR MEZZANINE & CORE	2,365 SQ FT	1,682 SQ FT	N/A
TOTAL GIA	22,828 SQ FT	18,759 SQ FT	34,175 SQ FT
YARD DEPTH	23M	23M	35M
POWER	150 kVA	150 kVA	200 kVA
HAUNCH HEIGHT	8M	8M	10M
CAR PARKING	38 SPACES	30 SPACES	26 SPACES



# 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

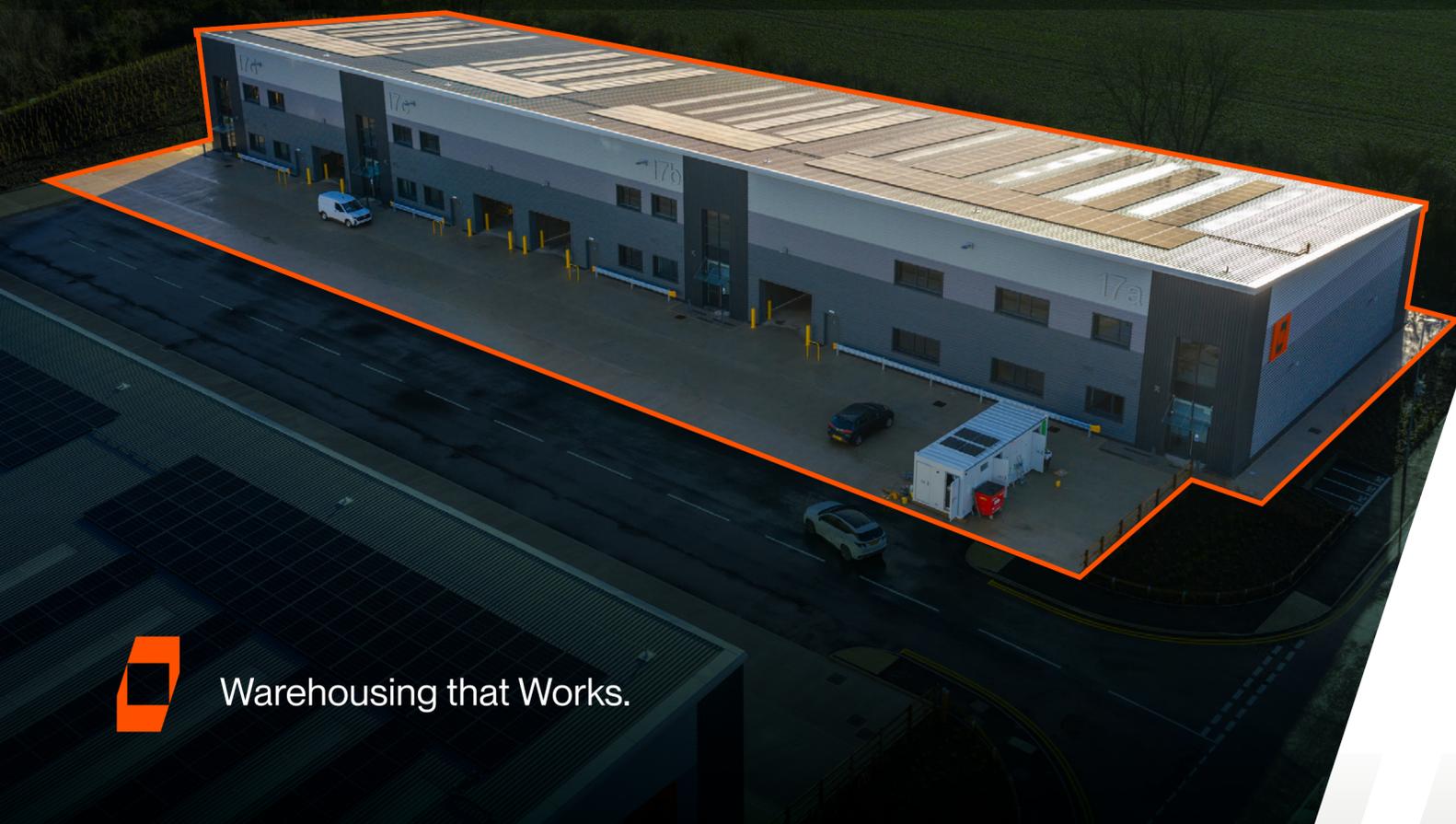


Warehousing that Works.

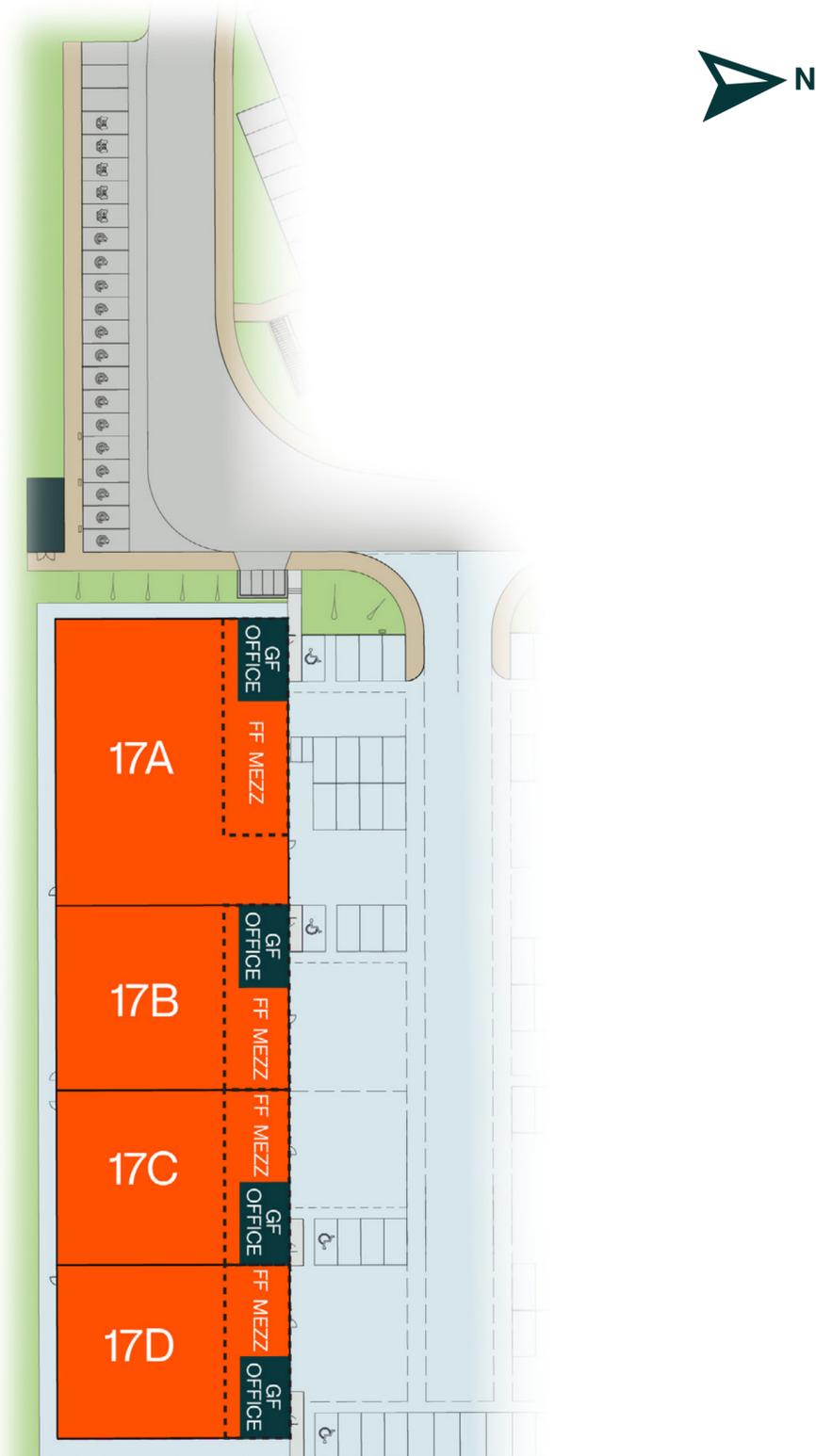
Unit plan is indicative.

# 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.



# 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.

Indicative images of previous and current Indurent developments.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



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Warehousing that Works.





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