



# **BROCKERIDGE PARK PHASE 2**

[www.brockridgepark.com](http://www.brockridgepark.com)

**A PRESTIGIOUS AND HIGHLY ACCESSIBLE DESIGN & BUILD  
OFFICE DEVELOPMENT WITH FULL PLANNING PERMISSION**

**FOR SALE / TO LET**  
**3,676 SQ FT (341.5 SQ M) - 15,210 SQ FT (1,413 SQ M)**

## BROCKERIDGE PARK OFFERS A RARE COMBINATION OF HIGH QUALITY OFFICE SPACE, BEAUTIFUL RURAL SURROUNDINGS AND A LOCATION THAT PUTS YOU AT THE HEART OF THE MOTORWAY NETWORK.

With junction 1 of the M50 only a minute away and junction 8 of the M5 just a touch further on, Phase 1 of this stunning business park has proven to be hugely attractive to businesses wishing to occupy easily accessible premises within an attractive environment.

It's not just the accessibility which sets Brockeridge Park apart however; built to a high standard and in an attractive layout and supported by excellent levels of car parking and super-fast broadband, this business park provides everything a 21st Century business requires.

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We find the very fast internet speed essential to communicate with our air quality testing stations located around the world.

Jim Mills | Managing Director Air Monitors

Here are some of the features that make Brockeridge Park a must see office location:

- Immediately adjacent to J1 of M50
- 1 mile from J8 of M5
- Modern, open plan offices within traditionally inspired, well built buildings
- Super-fast uncontested broadband
- A vibrant existing community of well-established businesses
- Excellent local amenities and facilities to complement the business setting

### BROCKERIDGE FIBRE SPEEDS

Download: **49.99** Upload: **66.75**

Lowest sample speed  
Download: **49.99** Upload: **66.75**

Fastest sample speed  
Download: **49.99** Upload: **66.75**

All speed tests are performed manually by the park management. The fibre speeds shown are based on a typical day at Brockeridge Park. Please visit our website for current fibre speed information. [www.brockeridgepark.com](http://www.brockeridgepark.com)

### CONNECTIVITY

With broadband connectivity being at the top of the agenda for most businesses today, Brockeridge Park is able to offer up to 1GBPS uncontested upload and download speeds through its own fibre optic connection.

Occupiers are able to secure dedicated supplies of anywhere between 100MBPS – 1GBPS depending on their specific requirements and subject to available capacity from the supplier at the time.





**BROCKERIDGE PARK HAS FULL PLANNING PERMISSION AND IS ABLE TO OFFER OCCUPIERS EXACTLY WHAT THEY WANT WITHIN TWO ATTRACTIVE COURTYARDS**

Each courtyard office is laid out in a horseshoe configuration over ground and first floors with a stairwell on either side and 3 principal, regular shaped spaces. Each courtyard can provide either 1 unit or 2 units depending on requirements and the indicative floorplans below demonstrate how this could be achieved.

The special option with Phase 2 is that occupiers can secure turn key buildings to suit their requirements rather than having to retrofit existing buildings. Early discussions are encouraged to understand specific requirements in order that accurate proposals for lease terms or sale prices can be determined.

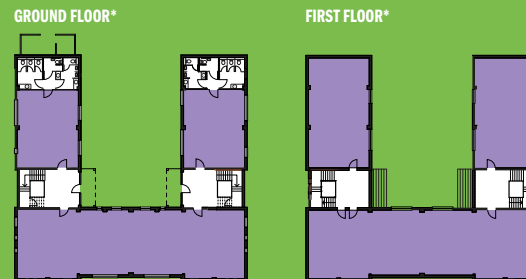
**THE OFFICES WITHIN PHASE 2 CAN BE BUILT TO YOUR SPECIFIC REQUIREMENTS AND WOULD BE COMPLETED TO A HIGH STANDARD WITH QUALITY FINISHES AND FIRST CLASS FIXTURES AND FITTINGS**

Offices would include:

- LG3/7 compliant lighting
- Perimeter trunking
- Individual super-fast broadband
- Dedicated car parking spaces
- Male, Female & Disabled WCs
- Showers if required
- Kitchens or Tea Points as required
- High levels of natural light
- Lifts can be provided (if required)

*All measurements are taken from the plans and may differ to what is ultimately constructed. Measurements are on a net internal floor area basis.*

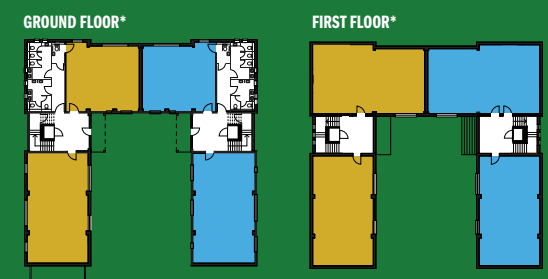
**OPTION 1 - OCCUPATION OF COMPLETE COURTYARD**



OFFICE 1	OFFICE 2
<b>GROUND FLOOR*</b> 3,520 sq ft (327 sq m)	<b>FIRST FLOOR*</b> 4,085 sq ft (379.5 sq m)
<b>TOTAL:</b> 7,605 sq ft (706.5 sq m)	
<b>CAR PARKING SPACES:</b> 30 dedicated spaces	

\*Suggested floorplan layouts only  
All measurements are Net Internal Areas

**OPTION 2 - OCCUPATION OF HALF A COURTYARD**



OFFICE 2a	OFFICE 2b
<b>GROUND FLOOR*</b> 1,647 ft <sup>2</sup> (153 m <sup>2</sup> )	<b>FIRST FLOOR*</b> 1,647 ft <sup>2</sup> (153 m <sup>2</sup> )
<b>FIRST FLOOR</b> 2,029 ft <sup>2</sup> (188.5 m <sup>2</sup> )	<b>FIRST FLOOR</b> 2,029 ft <sup>2</sup> (188.5 m <sup>2</sup> )
<b>TOTAL:</b> 3,676 ft <sup>2</sup> (341.5 m <sup>2</sup> )	<b>TOTAL:</b> 3,676 ft <sup>2</sup> (341.5 m <sup>2</sup> )
<b>CAR PARKING SPACES:</b> 15 dedicated spaces	



Bespoke Design & Build offices are available either For Sale on a Long Leasehold basis or To Let on terms to be agreed, subject to contract and availability.

All interested parties are encouraged to make contact to discuss their specific requirements whereupon dedicated proposals can be formulated.

Viewings of units within Phase 1 are also available on request in order to experience the standard of finish that can be expected.



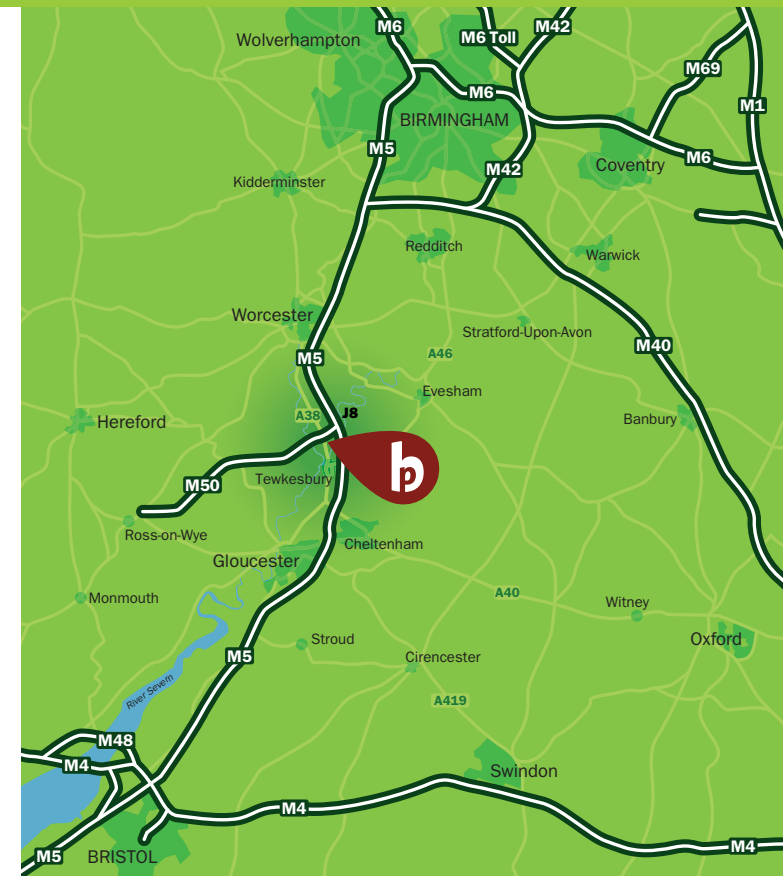
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## APPROXIMATE DISTANCES AND DRIVE TIMES

LOCATION	DISTANCE	DRIVE TIME
<b>Birmingham</b>	33 miles	40 mins
<b>Bristol</b>	53 miles	50 mins
<b>Cheltenham</b>	15 miles	20 mins
<b>Evesham</b>	18 miles	30 mins
<b>Gloucester</b>	14 miles	30 mins
<b>Hereford</b>	36 miles	40 mins
<b>London</b>	126 miles	2 ¼ hours
<b>Oxford</b>	60 miles	1 ¼ hours
<b>Ross-on-Wye</b>	22 miles	25 mins
<b>Swindon</b>	46 miles	50 mins
<b>Tewkesbury</b>	4 miles	10 mins
<b>Worcester</b>	14 miles	15 mins



The particulars contained in this brochure are believed to be correct, their accuracy cannot be guaranteed. Prospective occupiers and their advisors should independently verify the information provided. Any such particulars are therefore expressly excluded from any contract.