

**GLOUCESTER**

GL10 3DP

www.gloucester12.co.uk



# 2 New Industrial/Warehouse Units For Sale/To Let

Prime location adjacent to Junction 12 M5

UNIT 1 - SUBJECT TO PLANNING/UNIT 2 - PLANNING CONSENT OBTAINED

UNIT 1  
55,000  
SQ FT

**SOLD**

UNIT 2  
41,288  
SQ FT

A Development by

**GRAFTONGATE**

# SUSTAINABILITY



## BREEAM Rating Very Good

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## Electric Vehicle Charging Points

Each unit will incorporate charging points for vehicles



## Air Source Heat Pumps

Heating and cooling will be provided using air source heat pumps



## Renewable Energy

The units have been designed to be capable of maximising the use of renewable energy including pv panels to roof



## Smart Office Lighting

LED luminaires with comprehensive system to minimise energy



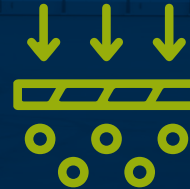
## Water Efficiency

Low water flow taps and wc's



## Sustainable drainage system

Storm water attenuation tanks beneath service yards



## Highly Efficient Insulation

High levels of roof, wall and glazing insulation beyond minimum building regulations



## Low Air Permeability

Heat loss in winter is minimised to below building regs requirements ( $2.3\text{m}^3/\text{h}/\text{m}^2$  vs  $5\text{m}^3/\text{h}/\text{m}^2$ )



## Rooflights to Warehouse

15% Triple skin rooflights to the warehouses



**UNIT 2**  
**41,288**  
SQ FT

**UNIT 1**  
**55,000**  
SQ FT

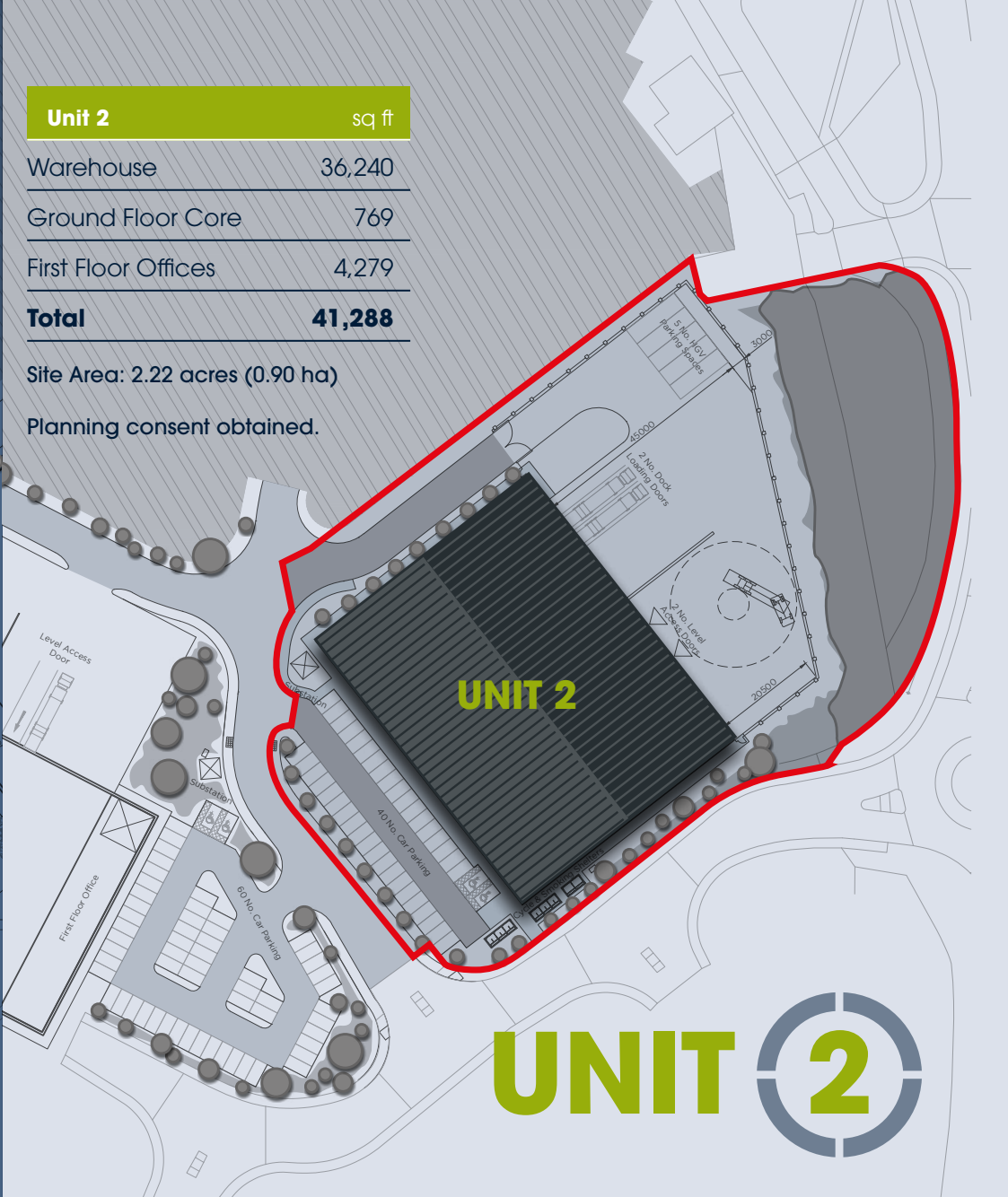
**SOLD**

Unit 1	sq ft
Warehouse	50,000
Offices	5,000
<b>Total</b>	<b>55,000</b>

Site Area: 2.8 acres (1.13 ha)  
 Subject to planning consent.

Unit 2	sq ft
Warehouse	36,240
Ground Floor Core	769
First Floor Offices	4,279
<b>Total</b>	<b>41,288</b>

Site Area: 2.22 acres (0.90 ha)  
 Planning consent obtained.



5 DOCK LEVEL LOADING DOCKS



2 LEVEL ACCESS LOADING DOORS



60 CAR PARKING SPACES



FIRST FLOOR OFFICES



12M TO UNDERSIDE OF HAUNCH



35 M YARD DEPTH



2 DOCK LEVEL LOADING DOCKS



2 LEVEL ACCESS LOADING DOORS



40 CAR PARKING SPACES



FIRST FLOOR OFFICES



12M TO UNDERSIDE OF HAUNCH



SECURE YARD



5 HGV PARKING SPACES



International Plywood  
www.internationalplywood.com

# PRIME CONNECTIVITY



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## AIRPORTS

	Miles	Time
Gloucester Airport	12	15mins
Bristol Airport	40	45mins
Birmingham Airport	65	1hr 5mins
East Midlands Airport	99	1hr 30mins
Heathrow Airport	94	2hrs

Source: Google Maps

## DRIVE TIMES

	Miles	Time
Gloucester	6	16min
Bristol Port	29	31min
Bristol	29	40min
Birmingham	59	1hr 10min
London	116	2hr 10min
Southampton Port	124	2hr 11min

A Development by

**GRAFTONGATE**

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