

BUILDING

ASHVILLE
BUSINESS
PARK

STAVERTON
GLOUCESTERSHIRE
GL2 9QJ

TO LET

HIGH QUALITY DETACHED
WAREHOUSE/
INDUSTRIAL UNIT

22,429 SQ FT (2,084 SQ M)



CARBON NET ZERO  BUILDING



HIGHLY SUSTAINABLE NEW DEVELOPMENT



Carbon Net
Zero operating
benefit



Well established
business
location



EPC A+



Detailed consent
for Class E(g),
B2 and B8 uses



Detached high
quality industrial/
office space



22,429 sq ft



- 1 Plastim
- 2 Digraph
- 3 Spectrum Medical (PRE-SOLD)
- 4 Mercedes Benz
- 5 St John Ambulance
- 6 NHS Ambulance
- 7 Safran Landing Systems
- 8 Suzuki
- 9 Jaguar Land Rover (PRE-SOLD)

BUILDING C

STRATEGIC LOCATION

Building C is a high performance, sustainable warehouse / industrial space, together with fully fitted offices, that will deliver for your business needs, its people and the environment.

Ideally located between Cheltenham and Gloucester and within easy reach of the M5, Building C is situated on a 20 acre business park site, set in a prime employment area in Staverton.

Nearby occupiers include a new showroom for Jaguar Land Rover, a new HQ building for Spectrum Medical and the likes of Mercedes Benz and Safran Landing Systems UK in the immediate vicinity.

BUILDING

BUILDING FEATURES & GREEN CREDENTIALS

- 1 EPC rating 'A+' - **CARBON NET ZERO BUILDING**
- 2 High performance insulated cladding & roof materials
- 3 Solar photovoltaic panels
- 4 Low energy LED lighting
- 5 10% warehouse roof lights including natural lighting
- 6 Low air permeability design
- 7 Insulated sectional overhead doors with vision panels
- 8 Energy efficient air source heating to office
- 9 Office windows to provide natural lighting & ventilation
- 10 Flexible office space, tea point, passenger lift, meeting room, WC's

ON SITE & BEYOND

- 11 Established wildlife corridor & landscape buffer
- 12 Amenity space
- 13 Sustainable drainage
- 14 Enhanced landscaping on site
- 15 Electric vehicle charging points to 20% of parking
- 16 Solar PV estate lighting
- 17 Secure cycle parking shelter
- 18 Sustainable location with Bus Stop and direct access to Cycle Network
- 19 Well situated, easy connectivity to wider road network including M5 corridor



Electric Vehicle Charging



Cycle Shelter

Photovoltaic Panels

BUILDING C





BUILDING SPECIFICATION

Fully fitted
offices

15% rooflights to
warehouse

2 full height level
loading doors

Kitchenette and
WC provision

Secure, self-
contained yard

125 KVA base
power supply

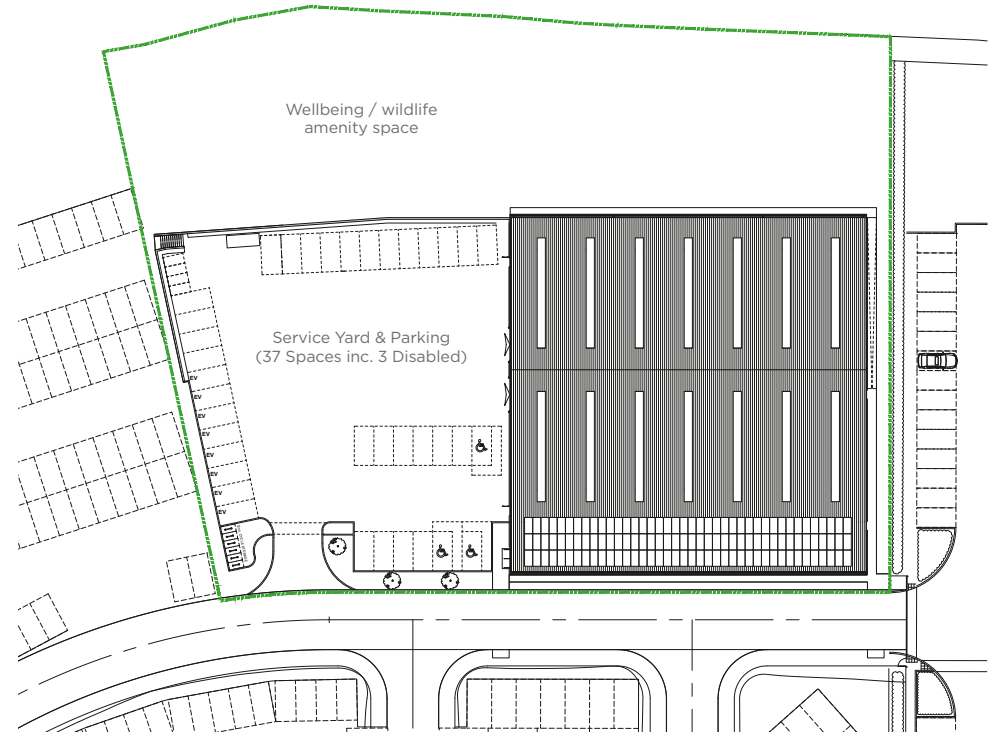
Lift provision

37 car parking
spaces and
motorcycle
parking

Yard depth 37m

Floor loading -
50 Kn/M²

10m eaves to
underside haunch



AREA SCHEDULE

	SQ M	SQ FT
First Floor Office	150	1,609
First Floor Mezz	111	1,194
Ground Floor	1,823	19,626
TOTAL	2,084	22,429

Site Area 1.54 acres (0.62 ha)



HOW TO FIND US



Travel Distances

Junction 11 M5	2.5 miles
Cheltenham	4 miles
Gloucester	4 miles
Swindon	36 miles
Bristol	43 miles
Oxford	48 miles
Birmingham	50 miles
Cardiff	60 miles

Connections

Train Station	3.5 miles
Airport	0.5 miles
Motorway Junction	2.5 miles

Estate Management

An estate service charge will be levied to all occupiers to cover the maintenance and management of common areas or service.

Terms

Terms to be made available on a new FRI lease.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded.
AK/CW/Hollister HD2570 05/24

Further Information

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Sustainable Development by

Ashville have over 45 years experience with design and build properties ensuring a quality product that provides tailor made solutions to your property needs.



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