

centric park

EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN

CANMOOR



Prime City Centre Distribution, Industrial and Roadside Trade Counter Units **TO LET**

- 8m to 12.5m eaves height
- Dedicated yard to each property
- 2.5 MVA power
- Dock and Level loading doors
- 37.5 - 50 kN/m2 floor loading
- Excellent frontage onto Eastern Avenue and Metz Way
- Electric Car Charging
- BREEAM Excellent
- Traffic light access and egress to park

amazon

Currys



Range
Home • Leisure • Garden

halfords

HOME BASE

SCREWFIX

bm

GLOUCESTER

www.canmoor-centricpark.com

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EXCEPTIONAL SPECIFICATION

Centric Park, Gloucester, is a brand new development of 14 industrial/trade units ranging from 2,875 - 163,730 sq ft. Located immediately on the A38 (Eastern Avenue), the units will be constructed to an exceptional standard and with an unparalleled specification, unlike anything else in the area, providing occupiers high quality units to satisfy their business needs.



UP TO 12.5M
EAVES HEIGHT



2.5 M VA
POWER



DEDICATED
PARKING



BREEAM
EXCELLENT



FITTED OFFICE
ACCOMMODATION



MINIMUM
37.5 KN/M2
FLOOR LOADING



MINIMUM OF 1
LOADING DOOR
PER UNIT

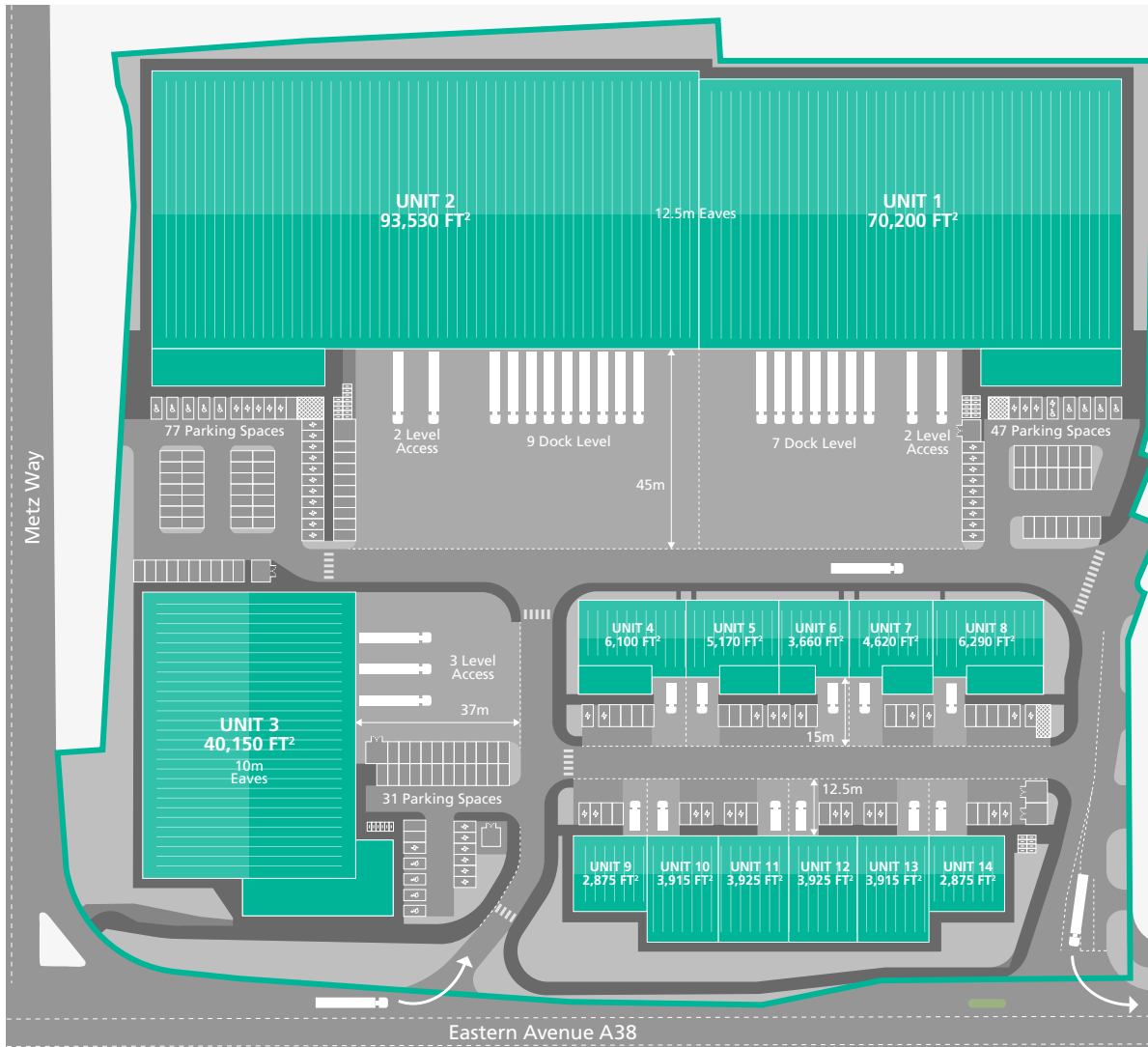


UP TO 10 DOCK
LEVEL DOORS



ELECTRIC VEHICLE
CHARGING

GLOUCESTER



	Warehouse (Sq Ft)	Office FF/SF (Sq Ft)	Total (Sq Ft)	Car Parking	Dock Level	Level Access	Eaves Height	Power kVA	Yard Depth
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Distribution Units

1	64,600	5,600	70,200	47	7	2	12.5m	500	45
2	86,450	7,080	93,530	77	9	2	12.5m	600	45

Industrial Unit

3	36,500	3,650	40,150	31	-	3	10m	300	37
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Trade Counter Units

4	5,050	1,050	6,100	6	-	1	7m	75	15
5	4,330	840	5,170	5	-	1	7m	75	15
6	3,160	500	3,660	3	-	1	7m	75	15
7	3,900	720	4,620	4	-	1	7m	75	15
8	5,195	1,095	6,290	6	-	1	7m	75	15
9	2,875	-	2,875	3	-	1	7m	75	12.5
10	3,915	-	3,915	3	-	1	7m	75	12.5
11	3,925	-	3,925	3	-	1	7m	75	12.5
12	3,925	-	3,925	3	-	1	7m	75	12.5
13	3,915	-	3,915	3	-	1	7m	75	12.5
14	2,875	-	2,875	3	-	1	7m	75	12.5

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UNRIVALLED LOCATION

Centric Park is the premier logistics development in Gloucester, ideally located at the junction of Eastern Avenue and Metz Way, approximately 1 mile east of Gloucester City Centre.

The scheme occupies an unrivalled position, strategically placed within Gloucester's prime out of town roadside location. Forming part of the Gloucester Ring Road, Eastern Avenue provides direct access to J11, 11A and 12 of the M5 motorway all within 5 miles, connecting the site to the wider motorway network and the rest of the UK.

Prominent occupiers that are located in the surrounding area include Amazon, Homebase, Currys PC World, Halfords, The Range, B&M and Mercedes, Benz Commercial.

CONNECTIVITY

J11A	6 mins	2.5 miles
Bristol	40 mins	39.0 miles
Oxford	1hr 5 mins	46.9 miles
Birmingham	1hr 5 mins	63.0 miles
Southampton Port	1hr 40 mins	94.8 miles
London	2hr 10 mins	104 miles

LABOUR SUPPLY



628,139 total population of Gloucestershire



323,000 Economically active population of Gloucestershire

6%

Annual wages here are 6% lower than national average



15.07% proportion of the population working in manufacturing, storage and transport industry



TERMS

All units are available on a new FRI lease.

FURTHER INFORMATION

Further information, plans, specification and detailed terms are available on request through the sole agents.

PLANNING

Planning is being sought for E(g)(iii), B2 and B8 uses.

BUSINESS RATES

To be assessed.



Josh Gunn

josh.gunn@realestate.bnpparibas
+44 (0) 7826 889 595

Luke Whitmarsh

luke.whitmarsh@realestate.bnpparibas
+44 (0) 7501 611 862



Jack Davies

jack.davies@savills.com
+44 (0) 7901 853 503

Robert Cleeves

rcleeves@savills.com
+44 (0) 7970 494 371