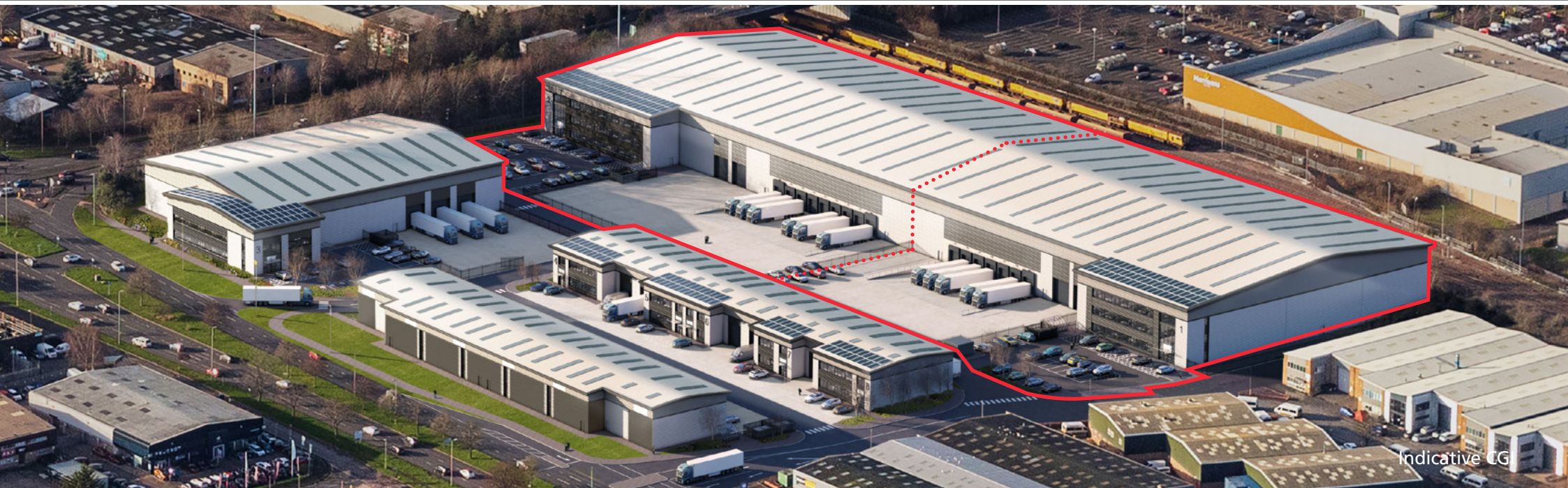


units 1&2

CENTRIC PARK ■ EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN

CANMOOR



Two New Distribution / Industrial Units 70,200 - 163,730 sq ft **TO LET**

- 12.5m eaves height
- Dedicated yard to each property
- Up to 600 kVA power
- 16 dock level + 4 level loading doors
- 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

McDonald's

Range Home • Leisure • Garden

halfords

HOME BASE

SCREWFIX

bm

GLOUCESTER

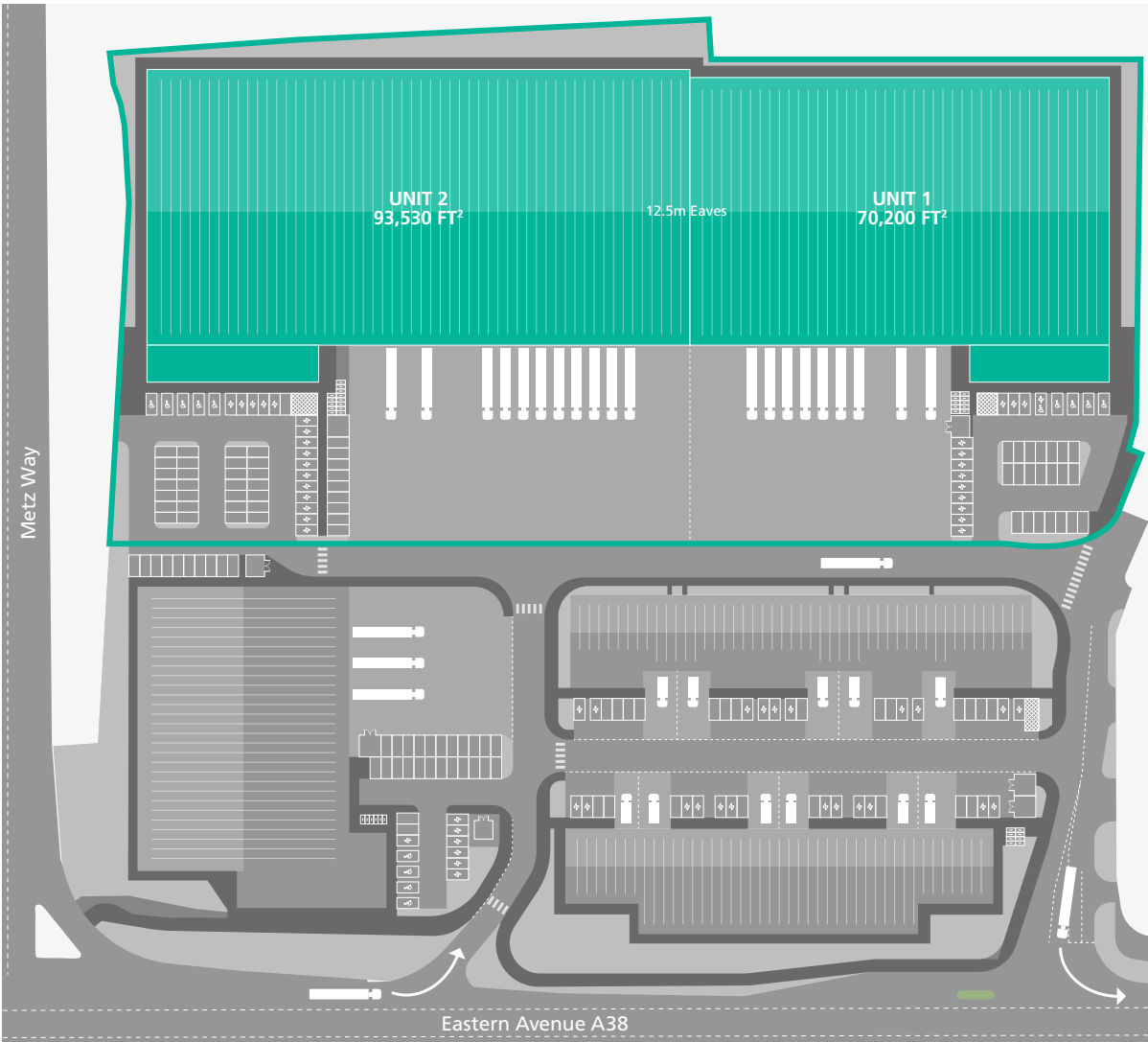
www.canmoor-centricpark.com

units 1&2

CENTRIC PARK ■ EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN



GLOUCESTER



DESCRIPTION

Located on Centric Park, Gloucester, are two brand new distribution and industrial units of 70,200 sq ft and 93,530 SQ FT, with the ability to be combined into one 163,730 sq ft unit. The units will be constructed to an exceptional standard with a high specification, including 12.5m eaves, dedicated 45m yard and both dock and level access doors.

ACCOMMODATION (GIA)

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

134 CAR PARKING SPACES

BREEAM EXCELLENT

50 KN/M2 FLOOR LOADING

16 DOCK LEVEL DOORS

1.1 KVA PASSENGER LIFTS

4 LEVEL ACCESS

ELECTRIC VEHICLE CHARGING

units 1&2

CENTRIC PARK ■ EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN

CANMOOR

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

CONNECTIVITY

J11A M5	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



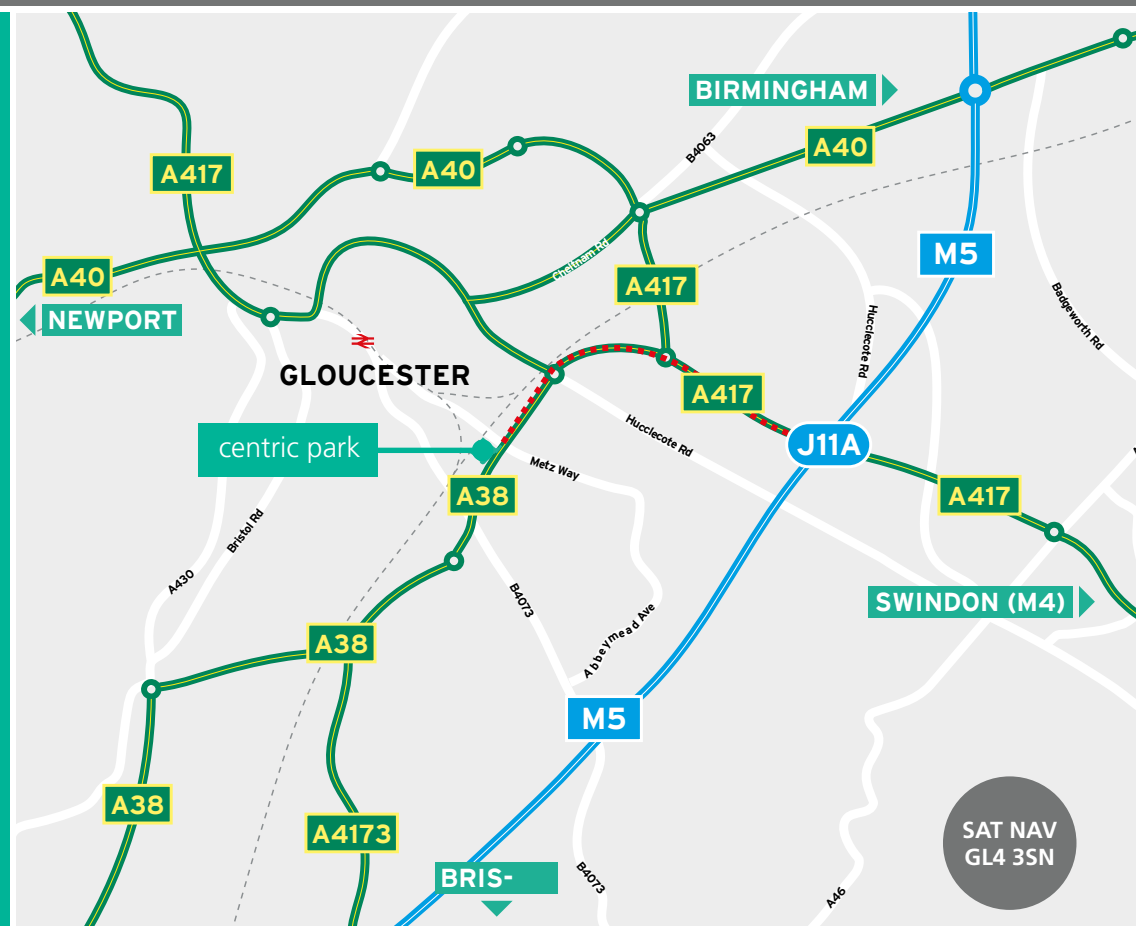
323,000 Economically active population of Gloucestershire

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.



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