

# unit 3

CENTRIC PARK ■ EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN

CANMOOR



## Prime Distribution / Industrial Unit 40,150 sq ft (3,730 sq m) **TO LET**

- 10m eaves height
- 37m dedicated yard
- 300 kVA power
- 3 level access 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 HOMEBASE SCREWFIX b&m

# GLOUCESTER

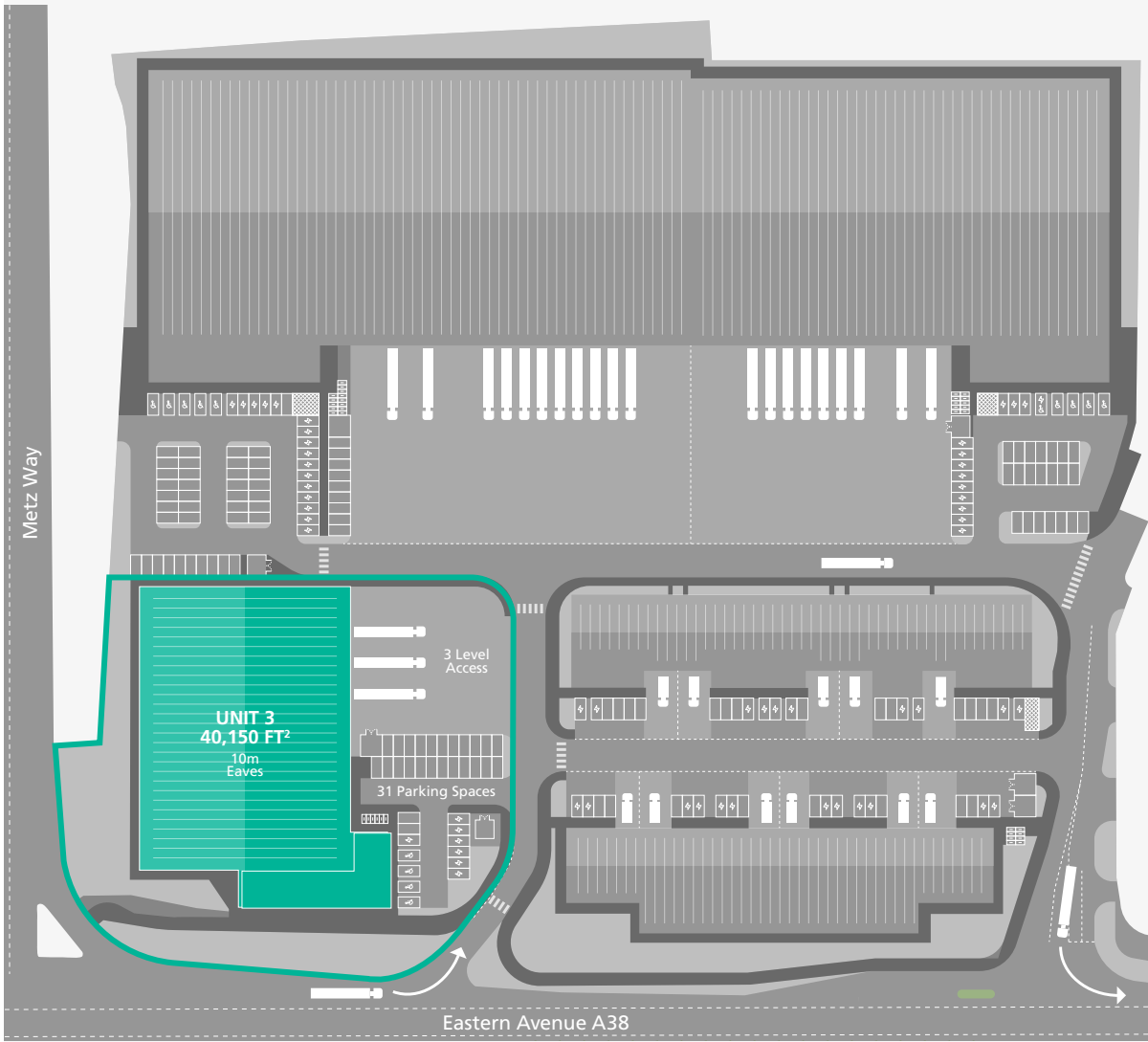


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# GLOUCESTER



### ACCOMMODATION (GIA)

Unit	Warehouse (Sq Ft)	Office FF/SF (Sq Ft)	Total (Sq Ft)	Car Parking	Level Access	Eaves Height	Power kVA	Yard Depth
3	36,500	3,650	40,150	31	3	10m	300	37



10M EAVES  
HEIGHT



37M DEDICATED  
YARD



3 LEVEL  
LOADING DOORS



50KN FLOOR  
LOADING



FITTED OFFICE  
ACCOMMODATION  
AT FIRST FLOOR



EXCELLENT  
FRONTAGE ONTO  
A38



31 CAR  
PARKING SPACES



BREEAM  
EXCELLENT



ELECTRIC VEHICLE  
CHARGING



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## 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.

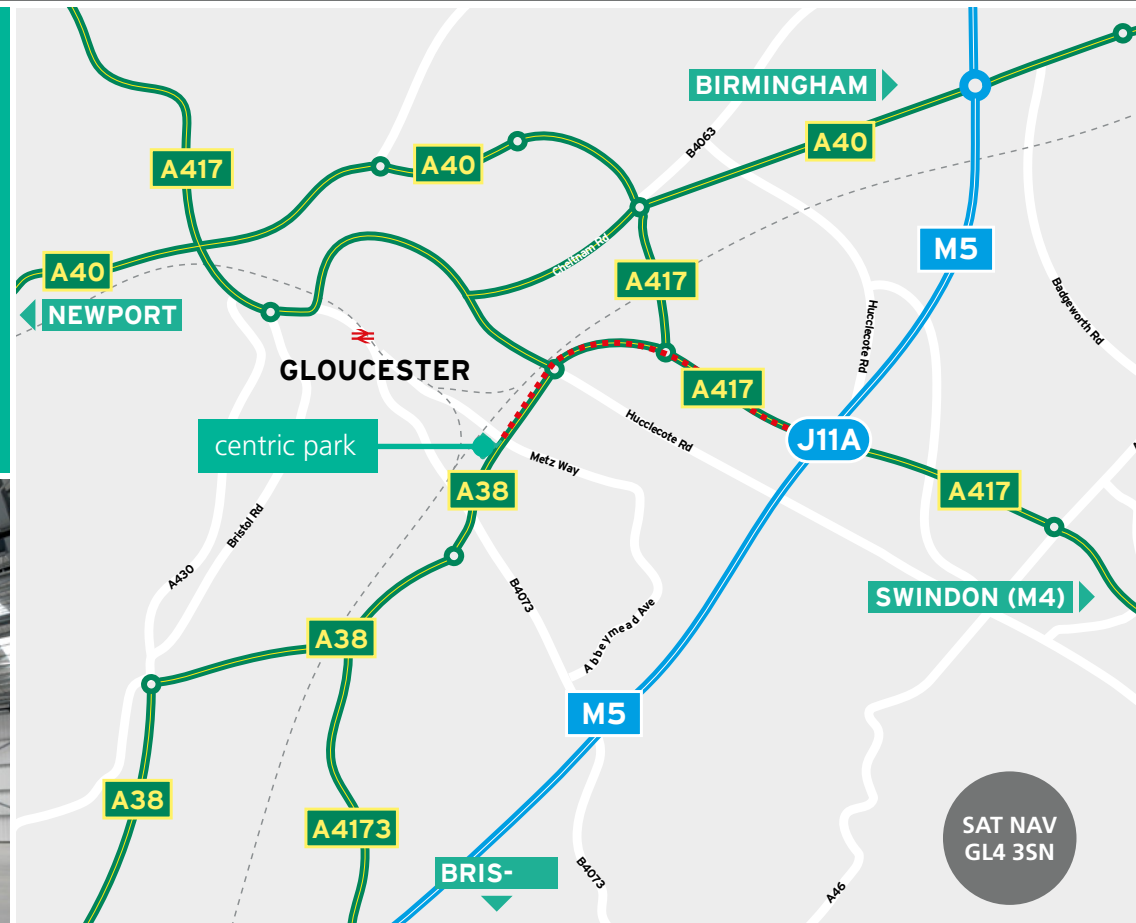
The scheme occupies an unrivalled position, strategically placed within Gloucester's prime out of town roadside location. Forming part of the Gloucester Ring Road, Eastern Avenue provides direct access to J11, 11A and 12 of the M5 motorway all within 5 miles, connecting the site to the wider motorway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

## 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



Indicative Image



## 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