

centric trade park

EASTERN AVENUE ■ GLOUCESTER ■ GL4 3SN

CANMOOR



11 New Roadside Trade Counter Units 2,875 - 6,100 sq ft **TO LET**

- 7m eaves height
- Dedicated parking to each property
- Up to 75 kVa power
- One level access door per unit
- 37.5 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 M Range Home • Leisure • Garden halfords HOMEBASE SCREWFIX bm

GLOUCESTER

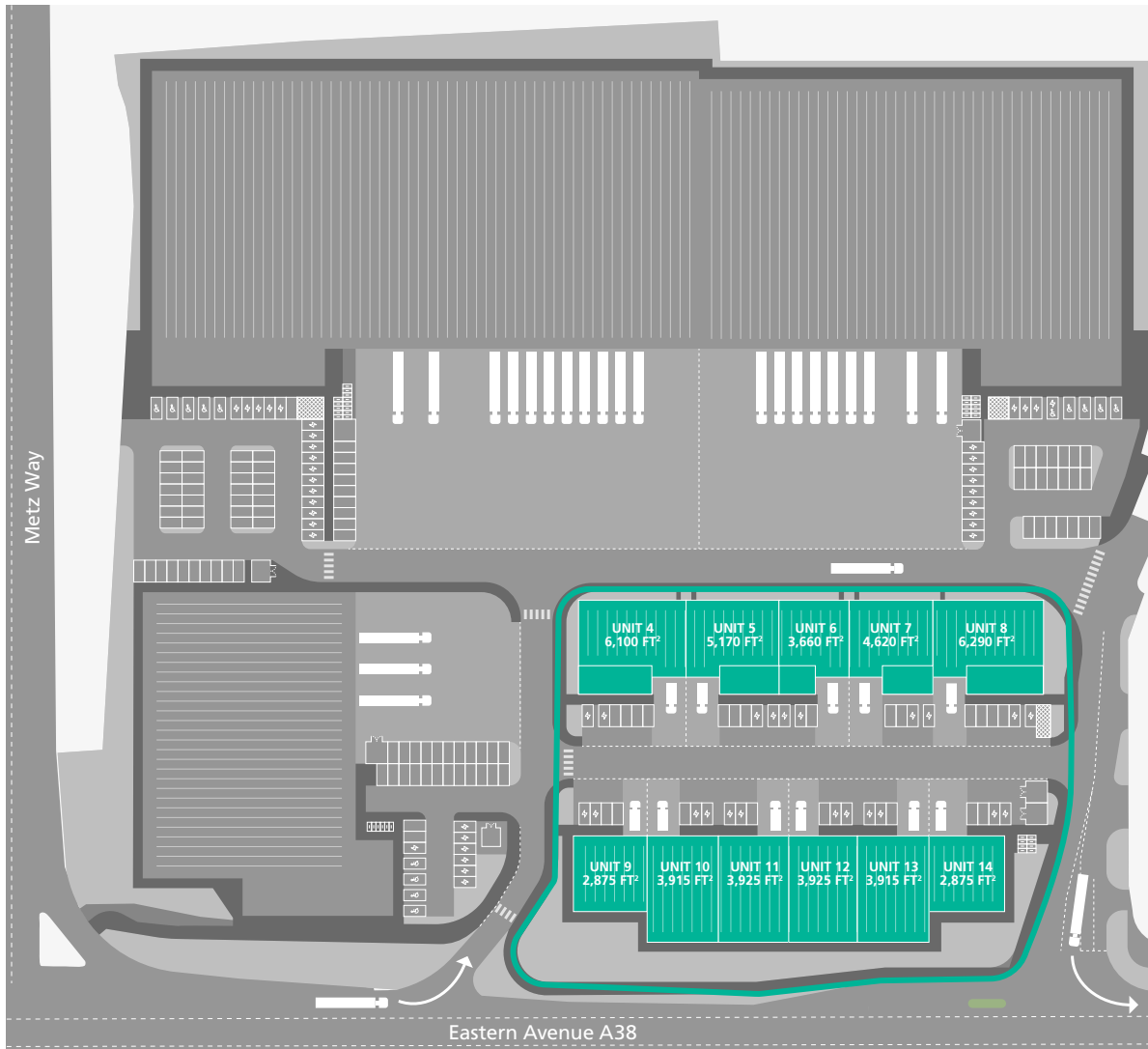
www.canmoor-centricpark.com

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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
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


DEDICATED
YARD TO EACH
PROPERTY


FITTED OFFICE
ACCOMMODATION
U4-8


37.5 KN/M2
FLOOR LOADING


1 LEVEL ACCESS
DOOR PER UNIT


7M EAVES
HEIGHT


BREEAM
EXCELLENT


DEDICATED
PARKING


ELECTRIC VEHICLE
CHARGING

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LOCATION

Centric Trade 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



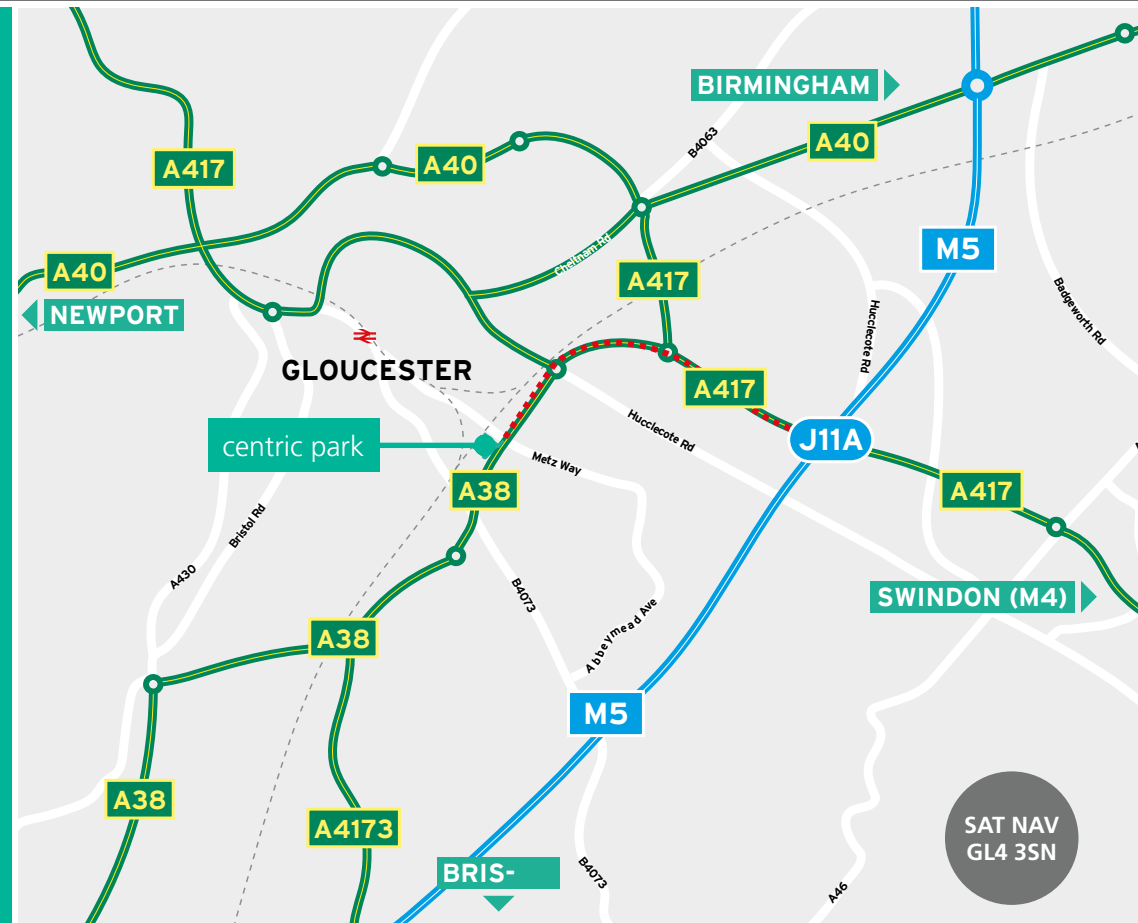
323,000 Economically active population of Gloucestershire

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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