



BAKERS QUAY

GLOUCESTER DOCKS

Welcome to Bakers Quay.
The final redevelopment area of the Docks
at Gloucester.



Bakers Quay is strategically located between the canal, the new Next superstore (2018), Peel Retail Park, the Factory Outlet Centre, Premier Inn, Travelodge, Cineworld and the numerous visitor attractions. Enhanced by being adjacent to the main entrance to the area's multi storey car park, the units benefit from combinations of outside seating, canal views, good level of sunlight and quirky features.



PHASE 1
UNDER CONSTRUCTION

GLoucestershire COLLEGE

Unit 1: Provender		
1a	1,332 sq ft	124 sq m
1b	1,325 sq ft	123 sq m
1c	1,553 sq ft	144 sq m
Unit 2: Transit Shed	6,755 sq ft	627 sq m
Unit 3: Downings Warehouse	5,755 sq ft	535 sq m
Unit 4: Downings Warehouse	6,528 sq ft	607 sq m
Unit 5: Downings Warehouse	6,044 sq ft	562 sq m
Total	29,292 sq ft	2,722 sq m

GLoucester & SHARPNESS CANAL

CINEWORLD

GLoucester QUAYS FACTORY OUTLET CENTRE



PREMIER INN (2018)

SAINSBURYS

NEXT FLAGSHIP STORE (2018)

PEEL RETAIL PARK

TRAVELODGE



Phase 1

Phase 2



MARINERS CHURCH

GLOUCESTER DOCKS

WATERWAYS MUSEUM

GLOUCESTER QUAYS OUTLET

TRAVELODGE

CINEWORLD

CAR PARK

PEEL RETAIL PARK

PREMIER INN

APPROXIMATE SITE OF NEW NEXT STORE

GLOUCESTER COLLEGE

SAINSBURYS

Provender: units 1a, b, c



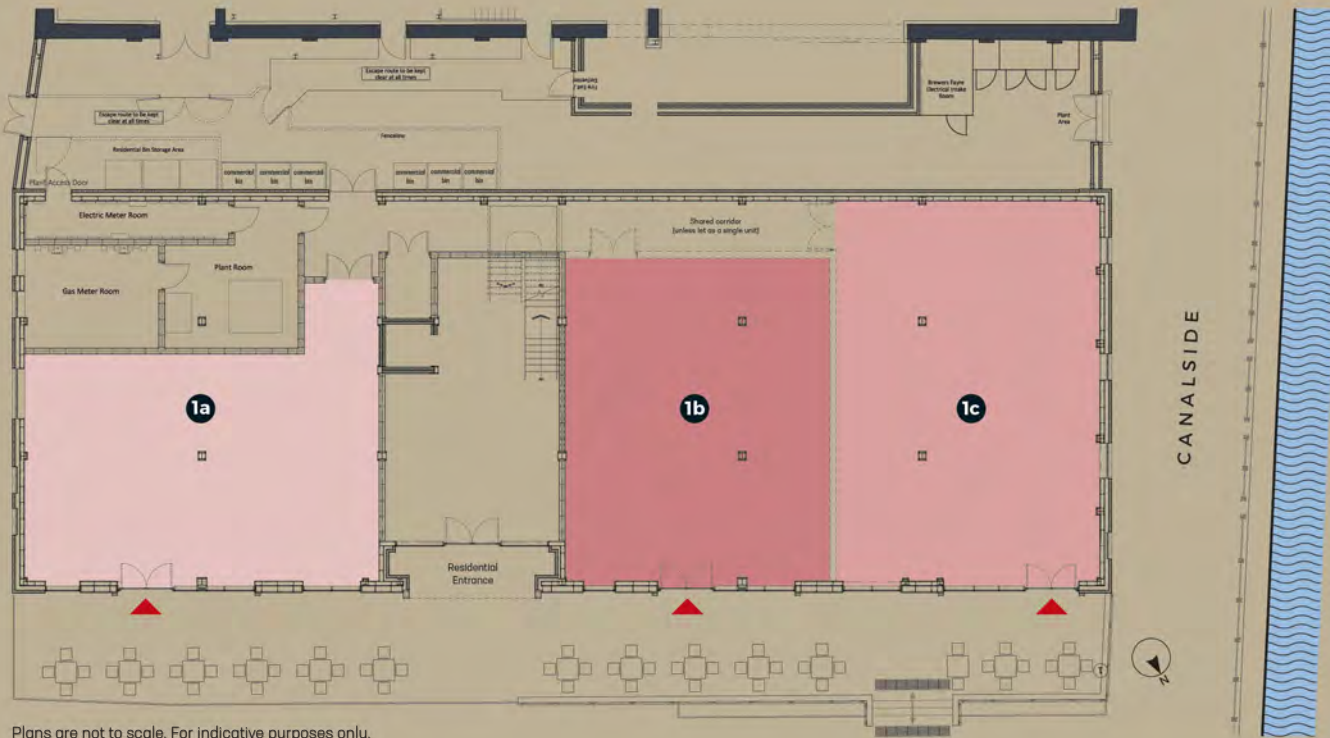


Units 1a, 1b, and 1c provide an aggregate of 4,210 sq ft: 1a): 1332 sq ft; 1b): 1,325 sq ft; and 1c): 1,553 sq ft. These three units will provide

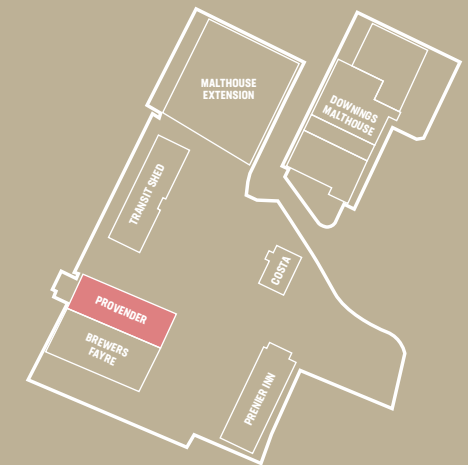
- good modern space
- external space overlooking the canal
- first stop off point as people come into the Docks from under the bridge carrying St Ann Way from the Peel Retail Centre and from the proposed Next plc flagship store.

Unit 1c will also benefit from windows directly on to the canal

Units 1b and 1c can be combined to provide one large unit.



Plans are not to scale. For indicative purposes only.



The Transit Shed: unit 2





North west elevation (Canal Path)



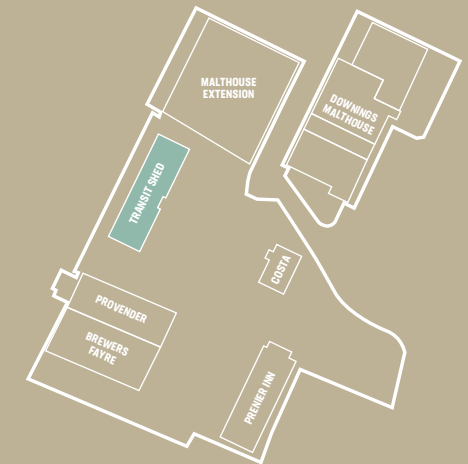
Plans are not to scale. For indicative purposes only.

Unit 2 is a 6,755 sq ft unit comprising the original Transit shed, almost doubled in size. It will

- be a prominent standalone unit with frontage on to the canal
- have a good amount of outside seating including along this canal frontage
- will benefit from sun throughout the day including on to the canal seating in the later part of the day.

A truly spectacular and unique unit.

Potentially divisible into two smaller units.



Downings Warehouse: unit 3



Computer-generated image for indicative purposes only.



North west elevation (Merchants' Road)

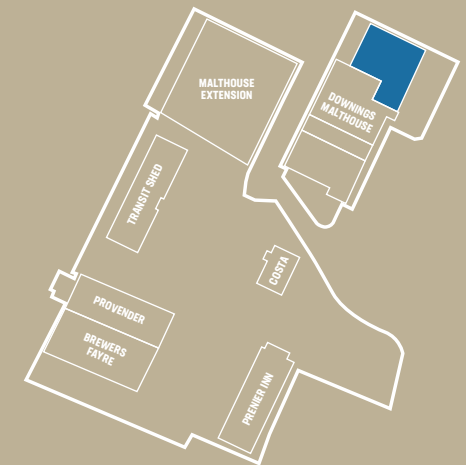


Plans are not to scale. For indicative purposes only.

MERCHANTS' ROAD

Unit 3 is a 5,755 sq ft unit on Merchants Road

- on the same side of the street as the cinema.
- large modern full height glazed unit with significant outside seating.



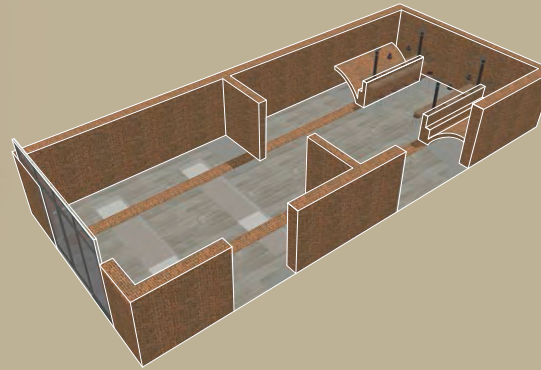
Downings Warehouse: unit 4

Computer-generated image for indicative purposes only.





North west elevation (Merchants' Road)



Above: CGI sketch of the left-hand section of the unit, showing possible bar area with a small retention of the original kilns.



Plans are not to scale. For indicative purposes only.

MERCHANTS' ROAD

Unit 4 is a 6,528 sq ft unit on Merchants Road

- on the same side of the street as the cinema
- unique blend of old and new incorporated within the ground floor of the original Downings Malthouse
- should have a highly atmospheric interior, with exposed brickwork, cast iron columns and pitch pine timber beam features.



Downings Warehouse: unit 5





North west elevation (Merchants' Road)

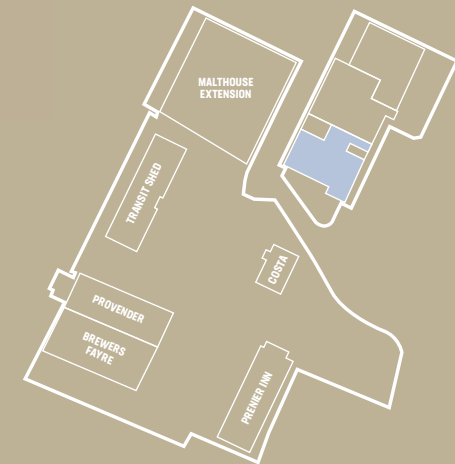


South west elevation (Baker Street)



Unit 5 is a 6,044 sq ft unit with frontage on both Merchants' Road and Baker Street. It will benefit from

- a large amount of sun
- being a highly prominent unit including as people drive into the multi storey car park
- a significant amount of outside space
- being a modern glazed unit.



How many visitors come to Gloucester and what do they come to see?



over
500,000

people visit **Gloucester Cathedral** each year.



over **5,000,000**
people visit **Gloucester Quays** each year

Gloucester is one of the top 10 historic destinations in the United Kingdom

Source [3]



The National Waterway Museum tells the story of Britain's canal networks over the past 200 years



There are over 500 listed buildings in Gloucester



Every April, the Spring Fest at Gloucester Quays draws large crowds



SULA lightship has been moored opposite Bakers Quay since 2010



A working dry docks where craftsmen can be seen using traditional skills to maintain tall ships



Llanthony Secunda Priory is a scheduled monument lying opposite Bakers Quay

A popular active events programme, including the Food Festival and Victorian Christmas Market



Gloucester Life: One of England's oldest folk museums

Gloucester Docks is the finest extant 18th century inland trading port in the country



St Oswald's Priory was founded by the daughter of King Alfred the Great c.900

over
150,000

people enjoy the spectacular **Tall Ships Festival** each year



over
60,000

people come to the Gloucester Docks **Home and Garden Party** each year.



over
15,000

people come to watch the Gloucester Docks **firework display** each year

over
200,000

visitors come to see **Gloucester Rugby** play at Kingsholm Stadium each year



Gloucester has recently had one of the fastest growing retail provisions in the UK



A ten-screen Cineworld is just next door to the Bakers Quay site



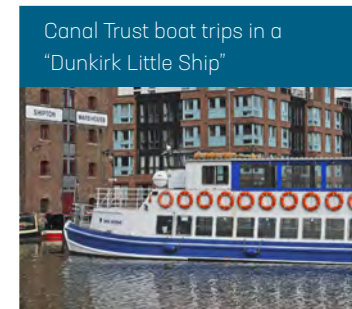
The ice rink in Orchard Square draws enthusiastic crowds every December



Film locations include Doctor Who, Wolf Hall, Harry Potter, Alice Through the Looking Glass and more



The Soldiers of Gloucestershire Museum tells the story of the Gloucestershire Regiments



Canal Trust boat trips in a "Dunkirk Little Ship"



The house of the real "Tailor of Gloucester", inspiration for Beatrix Potter's favourite book

Gloucester: a leading city

2nd highest growth rate in private sector jobs

at 5.5%, compared to 2.5% for the whole of Great Britain Source [1]

8.4 Million

people live within a 90 minutes catchment area Source [2]



4th highest employment rate

at 80.7%, compared to 73.7% for the UK

Source [1]

Growing business clusters

include aerospace, nuclear, creative, finance and insurance and ICT

Source [2]

“**39%** of Gloucester’s population is **under 30** - the highest in the South West”

Source [5]



Gloucester has the **highest** average wage of all cities in the south west

Source [4]



Gloucester is the **10th** fastest growing city in the UK

by population in 2014/2015, at 1.3% compared to 1.0% for the whole of the UK Source [4]

60%

of the immediate population falls within the ABC1 socio-demographic group

Source [2]



7th highest growth in housing stock between 2014 and 2015

Source [1]

Above average number of "wealthy executives", "affluent greys", "flourishing families" and "secure families" within the core catchment area.

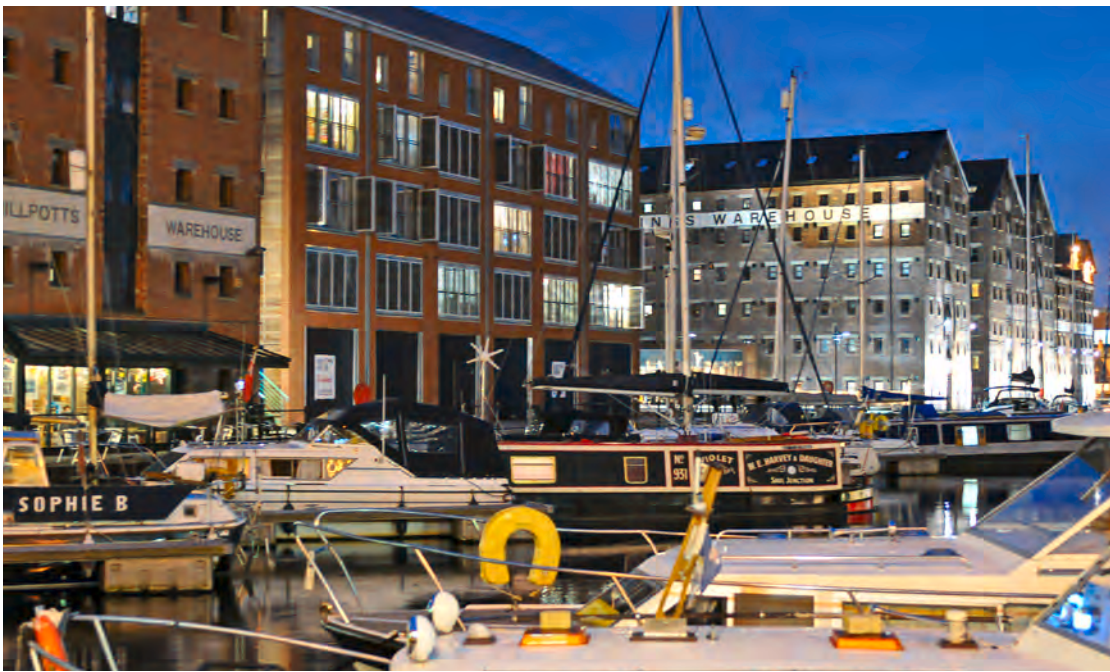
Source [1]



"An expanding urban hub with a young and affluent profile"

Gloucester Quays: a popular destination





Easy to get to and stay



Gloucester is very accessible, being just over two and a quarter hours from London and 74 minutes from Birmingham by car. The city has a more than adequate provision of good accommodation ranging from budget to quality boutique hotels.

Bottom row images from second left: Hatherley Manor Hotel, Hallmark Hotel Gloucester, Hatton Court Hotel. By kind permission.

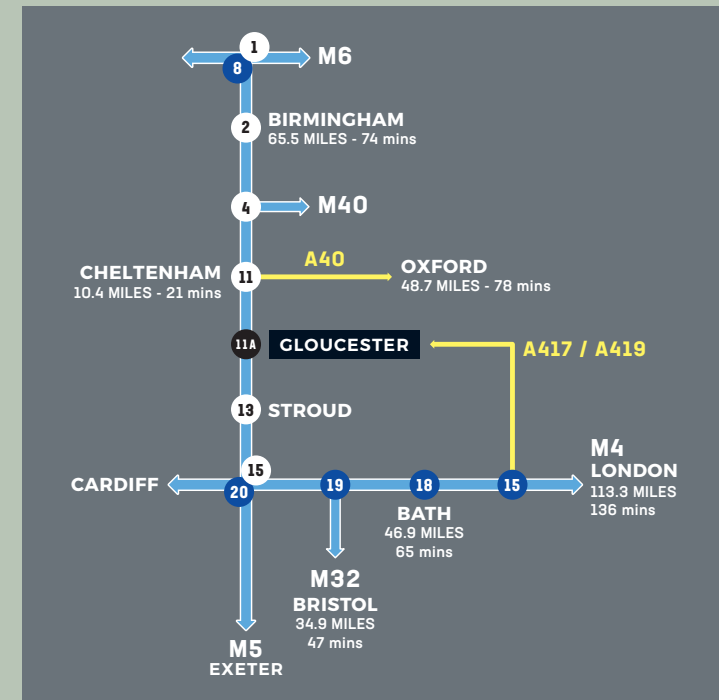
CGI of Premier Inn, Bakers Quay. Already under construction.



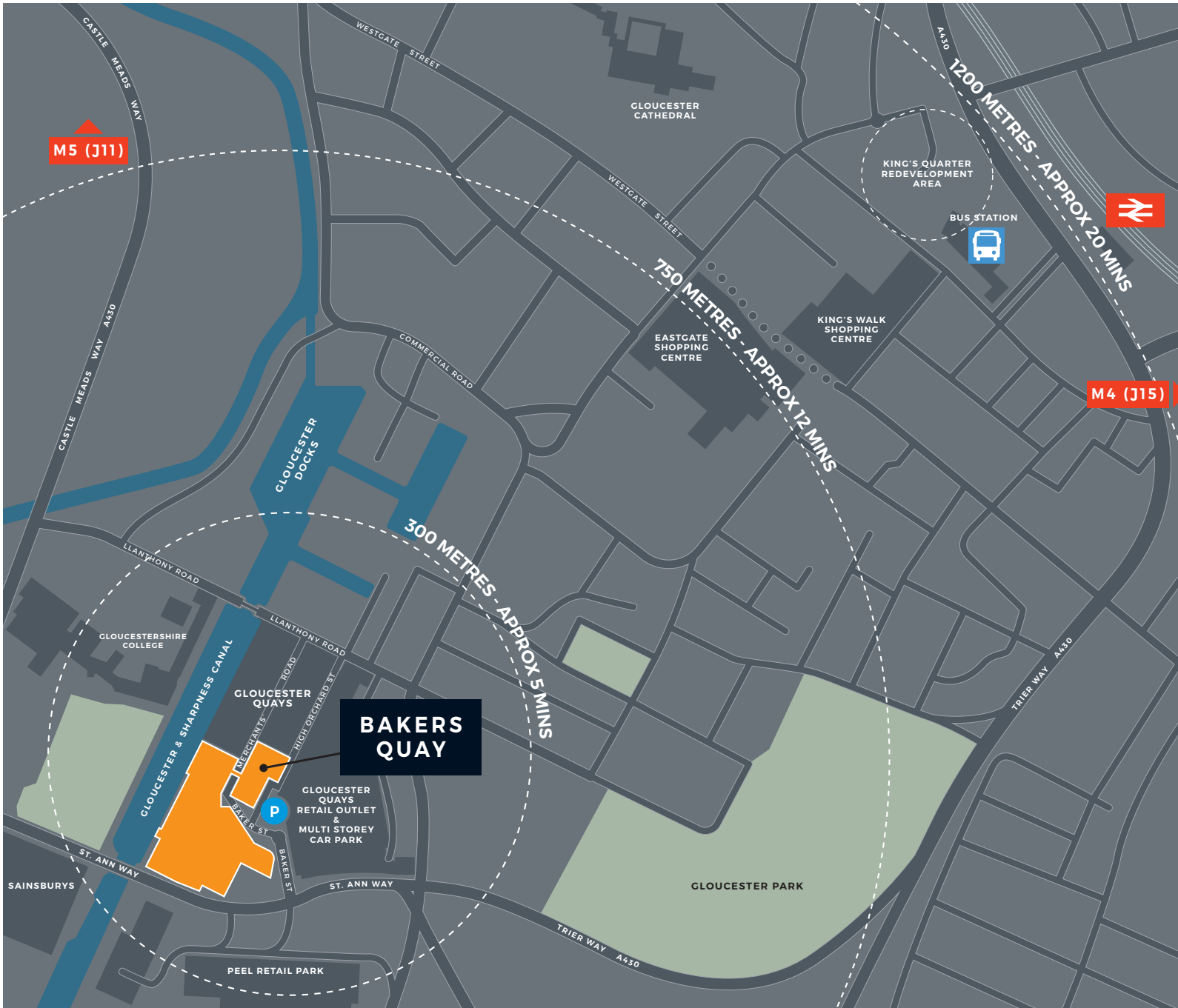
BY RAIL FROM GLOUCESTER

London Paddington.....	1 hour 52 mins
Birmingham New Street.....	55 mins
Bristol Parkway.....	26 mins
Bristol Temple Meads.....	36 mins
Cheltenham Spa.....	8 mins
Oxford.....	1 hour 35 mins

Source: Trainline (fastest journey times)



Source: AA Routeplanner



CGI by kind permission of Gloucester Council.

CGI of the new bus and public transport hub being constructed as part of the King's Quarter redevelopment programme.



Bakers Quay is adjacent to a large multi storey car park above the Gloucester Quays retail outlet.



POSTCODE

Use postcode GL2 5RG on Google maps and satnav. It will give a very close approximation of the location.

Neighbours

Established neighbours within 200 metres

Antler

Bench.

Bedeck

CHESTER BARRIE
SAVILE ROW - LONDON

PAUL COSTELLOE

Sainsbury's

cineworld

Phase Eight

ROMAN

an original
Penguin
by
Munsingwear

CHAPELLE
JEWELLERY & WATCHES

OSPREY
LONDON

ALLSAINTS

next
HOME
Clearance

PAVERS
YOUR PERFECT STYLE

L.K.Bennett
London

Calvin Klein
underwear

CAFFÈ NERO

Gloucester
Rugby

ProCook®

Clarks

klass.

QUBA & CO.
BRITISH NAUTICAL HERITAGE

REGATTA
GREAT OUTDOORS

M&S
OUTLET

NIKE

Cadbury
FACTORY SHOP

JAEGER

SKECHERS

CREW
CLOTHING Co.

FATFACE
UNITED KINGDOM

HOLLAND & BARRETT

H.SAMUEL
OUTLET

Levi's

Calvin Klein Jeans

Onitsuka
Tiger

the
gym
find your fit

LE CREUSET

Cotton
TRADERS

TheWorks.co.uk

asics

THE
NORTH
FACE

Maintain
Warehouse

MUSTO

Dreams

GAP
OUTLET

TRESPASS

White Stuff®

Denby
1809

Tricker's
ENGLAND
EST 1829

next
Clearance

Hallmark

Lindt

Home
& COOK

suit DIRECT

JACQUES VERT

The Fragrance Shop

TOYS R US

Gala
BINGO

hobbycraft

bensons
for beds

Existing neighbours within 400 metres



Gloucester City Council offices



The Mariner's Church in Gloucester Docks is often full on Sundays



Gloucestershire College

New neighbours coming to Gloucester Docks 2017/18



A proposed flagship Next store to be built at the Peel Retail Park opposite Bakers Quay. CGI by kind permission of Peel Retail Parks.



TED BAKER
LONDON

Ted Baker will be opening a 2,000 sq ft store on Merchants' Road in 2018.

Existing restaurants, cafés and bars



CHIMICHANGA
TEX+MEX

CÔTE



Carluccio's

Bella Italia
Pizza ♥ Pasta ♥ Grill



Zizzi
Restaurante

BREWHOUSE & KITCHEN



PORTIVO

Bill's



Dr FOSTERS LIQUOR Co.
WATERFRONT BAR & RESTAURANT

wetherspoon

GREEK ON THE DOCKS

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

OR ACQUISITION

Alternatively, units can be acquired on a long leasehold basis.

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

RATES

Interested tenants are advised to make their own enquiries with the local rating authority to confirm their exact liability.

DEVELOPER

This development is being undertaken by a joint venture between Rokeby Developments Limited and Merchant Place Developments Limited, two developers who together have substantial commercial and A3 experience. Developments include a 400,000 sq ft factory for Hitachi Rail opened by the prime minister in September 2015; an award winning HQ building for Tronic part of Siemens in Ulverston; and a David Lloyd leisure centre in Worcester.

TIMESCALE

The construction of phase 1 (as shown on the plan on page 2) is underway and is due to complete in July 2018. This incorporates Units 1a, 1b, and 1c. Phase 2 (including units 2, 3, 4 and 5) will be ready between December 2018 and July 2019.

WEBSITE: bakersquay.com

Sources, pages 2 - 5

- (1) Centre for Cities / Cities Outlook 2017 report;
- (2) Gloucester A Growing Ambitious City issued by Gloucester City Council;
- (3) Gloucester A New Retail and Leisure Experience;
- (4) www.punchline-gloucester.com April 2017;
- (5) Gloucester Prospectus



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A joint venture between Rokeby Developments and Merchant Place Developments.