



WATERBROOK

A GSE GROUP DEVELOPMENT

A high quality commercial development offering strategic access to London and mainland Europe via motorway and high-speed rail.

www.waterbrookpark.co.uk



WATERBROOK

Commercial development opportunities,
great location, well connected

Sat Nav: TN24 0LH

New commercial space

Truckstop

Kent Invicta Chamber of Commerce

Jaguar Land Rover Dealership

Food superstore

Residential zone

Cheeseman's Green Lane

Driver & Vehicle Standards Agency (formerly VOSA)



Aerial view of the current site

Commercial / Automotive Retail
30 acres

Retail and Petrol
8 acres

Truckstop
4 acres

Residential
40 acres



New commercial space - aerial



New commercial space - aerial



New commercial retail space



Proposed redeveloped Truckstop

Development opportunities

A 30 acre site providing freehold or leasehold design and build opportunities for commercial and automotive retail development.

Well connected

Waterbrook is just 500 metres from Junction 10 of the M20. The Highways Agency has recently announced a £100m+ investment to create a new junction 10a on the motorway (opening May 2020) providing improved access to Ashford, easing congestion and providing extra capacity for the future.

Excellent location

By car: Waterbrook to:

- M25 – 39 miles
- Dartford Crossing – 45 miles
- Eurotunnel – 12 miles
- Port of Dover – 21 miles
- Gatwick Airport – 61 miles

By rail: Ashford is only 37 minutes from London and St Pancras International, and under two hours from Paris.

Current occupiers

Driver & Vehicle Standards Agency (formerly VOSA) and Kent Invicta Chamber of Commerce.

Waterbrook is also home to the award-winning Ashford International Truckstop, with proposals to double its HGV capacity being finalised with plans to increase it to more than 600 vehicles.

Development pipeline

Deal agreed with Barrett Motor Group for a new £9m Jaguar Land Rover dealership, expected to open 2019.

Track record

Waterbrook is owned by GSE Developments, part of the GSE Group, which has successfully delivered major commercial property, civil engineering and construction projects across Kent, Sussex and Surrey.



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GSE Group

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