

# GL210

## BARNWOOD

J11 M5 | GLOUCESTER | GL4 3HR

210,000 SQ FT  
ON 9.8 ACRES

ESTABLISHED  
DISTRIBUTION  
LOCATION

FAST-TRACK  
DELIVERY  
BUILD TO  
SUIT

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# GL210

## BARNWOOD

### AT CENTRE SEVERN

#### PERFECT FOR NATIONAL LOGISTICS AND LAST MILE DELIVERY:

- Centre Severn is located at the heart of Gloucestershire and easily accessed from Gloucester, Cheltenham, Stroud and Tewkesbury
- Excellent dual carriageway access onto M5 Junctions 11 and 11a
- 2 miles north of Gloucester city centre
- Main A40 route between Gloucester and Cheltenham
- New site entrance and 'all-ways' junction upgrade, works commencing Q1 2019
- Excellent on-site facilities include a Chef and Brewer Pub, Premier Inn, Nuffield Health, Tenpin and a Sainsbury's opposite



#### YOUR SPACE - BUILT TO SUIT - YOUR WAY

Fast-Track delivery and tailored fit-out options available to suit your business - please ask the agents for more information.

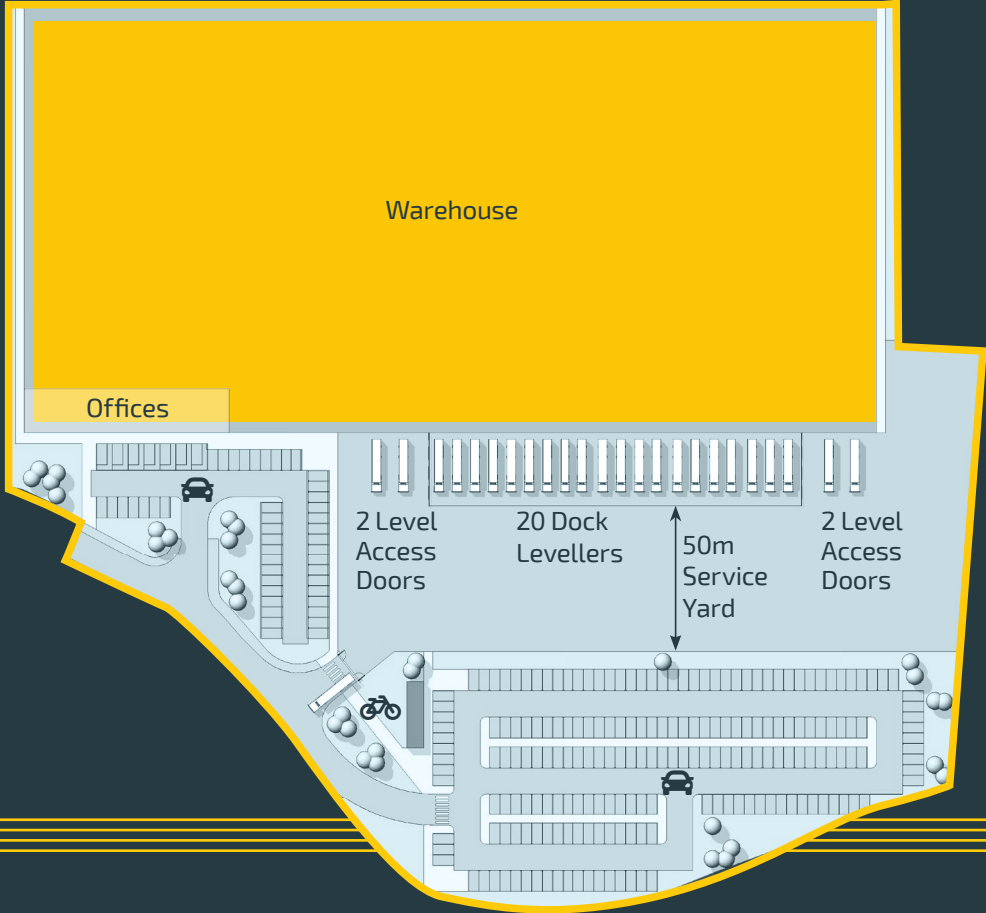
#### LOCAL OCCUPIERS

- |                        |                    |
|------------------------|--------------------|
| 1 GL210                | 5 Premier Inn      |
| 2 Tenpin               | 6 Sainsbury's      |
| 3 Nuffield Health      | 7 Unilever         |
| 4 Chef & Brewer Pub Co | 8 Booker Wholesale |





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### SPECIFICATION

- 200,000 sq ft of detached logistics warehouse, 10,000 sq ft of two storey offices
- 20 Dock and 4 level access loading doors
- 50kN/m<sup>2</sup> floor loading capacity
- 12 m to underside of haunch
- 10,000 sq ft of fully fitted offices
- 50 m secure self-contained yard
- 245 Car parking spaces / 7 Disabled parking spaces
- 40 Bicycle spaces / 10 Motorcycle spaces
- Site area of 9.8 acres

### ACCOMMODATION

The premises comprises of the following areas:

Warehouse	18,580 sq m	200,000 sq ft
2 Storey Office	929 sq m	10,000 sq ft
<b>Total Floor Area</b>	<b>19,509 sq m</b>	<b>210,000 sq ft</b>

Measured on a Gross Internal Area basis

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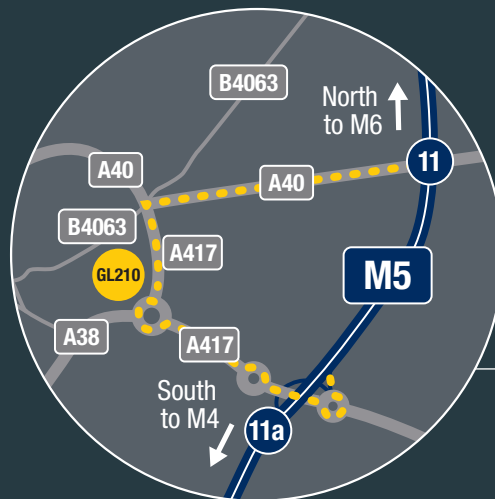
BARNWOOD

## NATIONAL DISTRIBUTION

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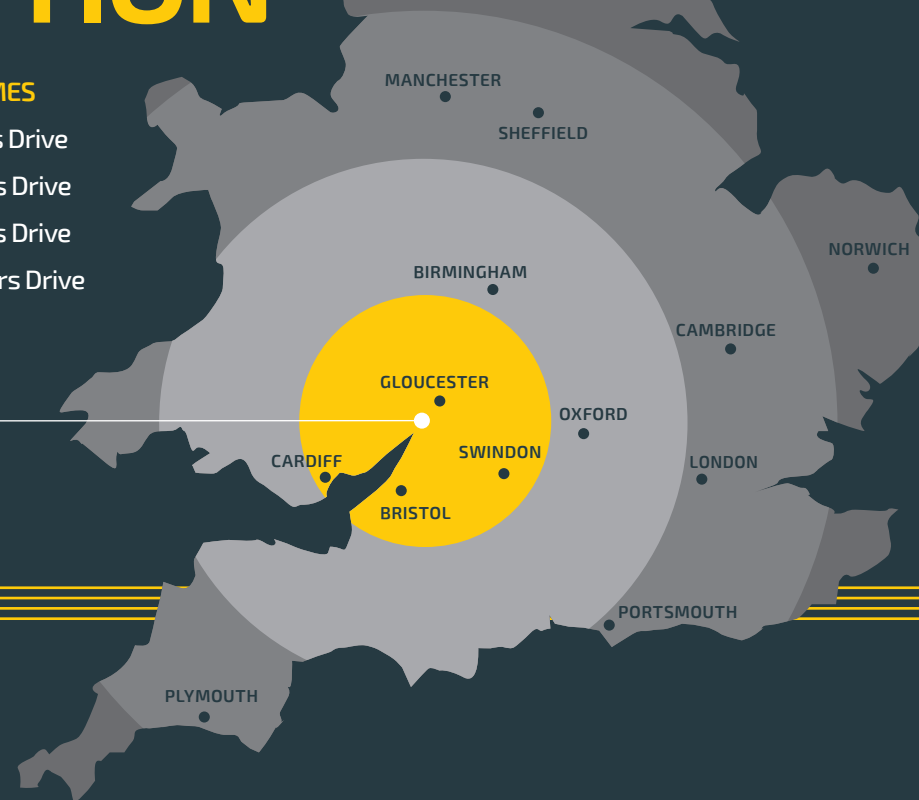
### DRIVE TIMES / DISTANCES

Junction 11a M5	4 mins	1.5 miles
Junction 11 M5	6 mins	2 miles
Gloucester	10 mins	2 miles
Cheltenham	15 mins	5 miles
Swindon	40 mins	33 miles
Bristol	40 mins	40 miles
Birmingham	1hr 10 mins	50 miles
London	2hr 25 mins	110 miles



### DRIVE TIMES

- 1 Hours Drive
- 2 Hours Drive
- 3 Hours Drive
- 3+ Hours Drive



### TERMS

The unit is available on a build to suit basis, on new lease terms to be agreed.

### PLANNING

The site has an outline consent for B1, B2 and B8 storage & distribution.

### LEGAL COSTS

Each party is responsible for their own legal costs incurred.

### VIEWING

For further information, please contact the joint sole agents:



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Another Development by **PEVERIL SECURITIES**

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