

# **GATEWAY 12** BUSINESS PARK

# TO LET

DAVY WAY  
HARDWICKE  
GLOUCESTER  
GL2 2BY

Available for Immediate Occupation



**NEW WAREHOUSE/INDUSTRIAL BUILDING**  
**UNIT 1 - 66,669 sq ft (6,194 sq m)**

 **ST.MODWEN**



# GATEWAY 12 BUSINESS PARK

GATEWAY 12 BUSINESS PARK IS LOCATED  
3 MILES TO THE SOUTH WEST OF  
GLOUCESTER, ADJACENT TO THE A38  
DUAL CARRIAGEWAY AND JUST ONE MILE  
FROM JUNCTION 12 OF THE M5.

Additionally, the A38 provides dual carriageway access  
to the Gloucester Ring Road and the South West Bypass.

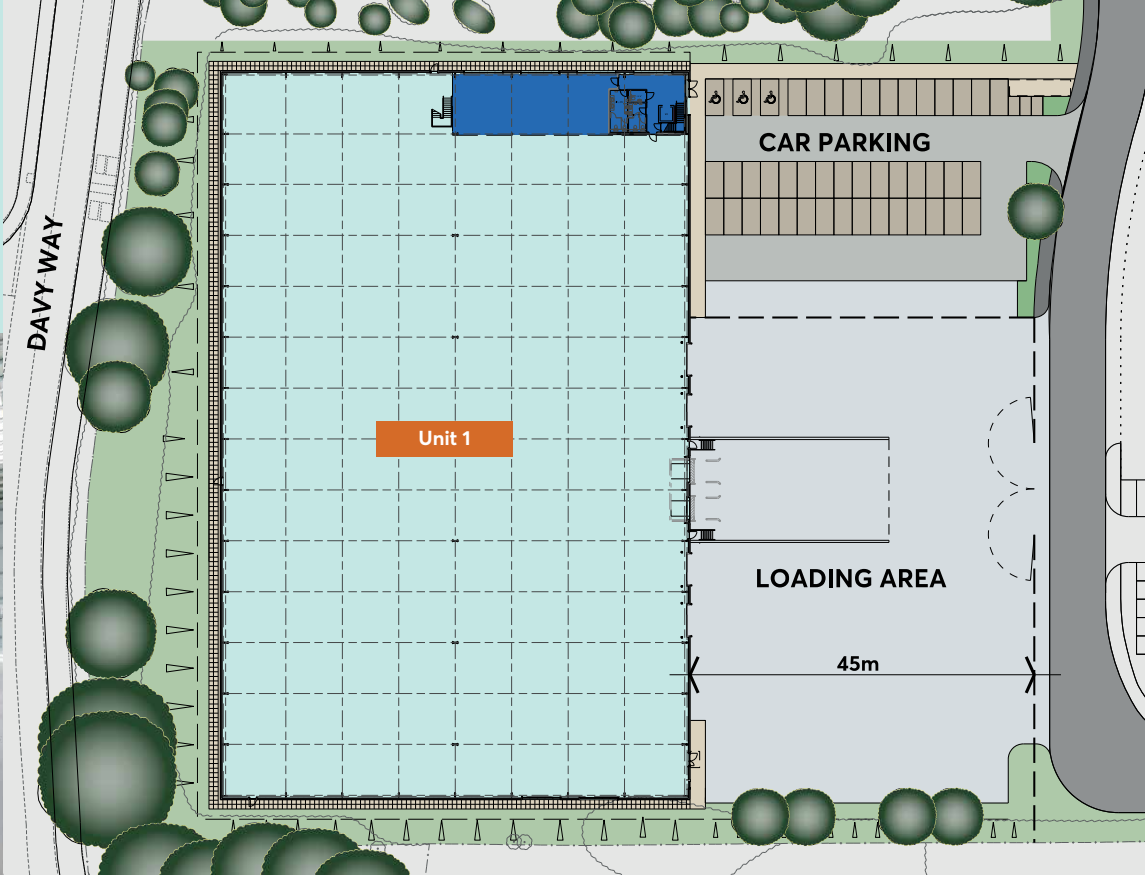
Major occupiers within the local vicinity include the  
Gloucester Constabulary HQ, DPD and Parcel Force.





# UNIT 1

GATEWAY 12 BUSINESS PARK IS DEVELOPED AND MANAGED BY ST. MODWEN. IT COMPRISES 16 ACRES ADJACENT TO THE HIGHLY SUCCESSFUL WATERWELLS BUSINESS PARK. UNIT 1 IS AVAILABLE FOR IMMEDIATE OCCUPATION.



## EXISTING OCCUPIERS AT GATEWAY 12 INCLUDE:

- PROCOOK
- WARWICK FABRICS
- THE BOOK DEPOSITORY
- AMAZON
- SCI-MX
- SAMWORTH BROTHERS

## ACCOMMODATION

	UNIT 1	
	sq ft	sq m
Warehouse/Production	60,893	5,657
Ground Floor Core/Reception	761	71
First Floor Offices & Core	2,508	233
Second Floor Offices & Core	2,507	233
Total GIA	66,669	6,194

- LARGE CONCRETE LOADING YARD WITH FENCE AND MANUAL GATES (45M DEPTH)
- HIGH QUALITY OFFICES WITH LIFT & WCS AT GROUND, FIRST AND SECOND FLOORS

- 10M CLEAR INTERNAL HEIGHT (HAUNCH)
- FLOOR LOADING 37.5KN/SQ M
- 2 DOCK & 4 LEVEL ACCESS LOADING DOORS

- ELECTRIC CAR CHARGING
- SELF CONTAINED CAR PARKING AREA
- 24 HOUR ACCESS



- **GATEWAY 12 BUSINESS PARK**
- Ports/Rail Freight Terminals
- 1 Hours Drive
- 2 Hours Drive
- 3 Hours Drive
- 3+ Hours Drive

# GATEWAY 12 BUSINESS PARK

GL2 2BY

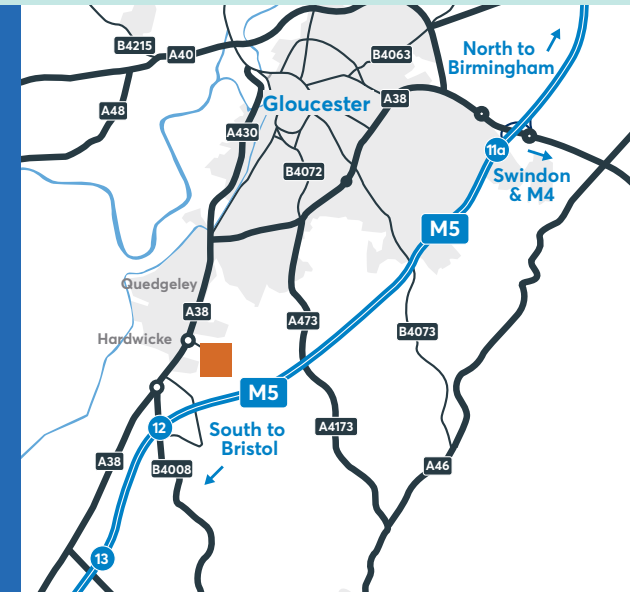


M5 J12	1.5 miles	3min
Gloucester	6 miles	16min
Bristol Port	29 miles	31min
Bristol	29 miles	40min
Birmingham	59 miles	1hr 10min
London	116 miles	2hr 10min
Southampton Port	124 miles	2hr 11min



Gloucester Airport	12 miles	15min
Bristol Airport	40 miles	45min
Birmingham Airport	65 miles	1hr 5min
East Midlands Airport	99 miles	1hr 30min
Heathrow Airport	94 miles	2hrs

Source: Google Maps



## PLANNING

Gateway 12 Business Park has planning consent for warehouse, general/light industrial and offices (B8, B2 and B1).

## TERMS

St. Modwen will lease units to occupiers for a term to be agreed.

The leases will be in standard form on a full repairing and insuring basis.

## FOR FURTHER INFORMATION

Please contact the joint sole agents:

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