

# Gloucester

Innsworth Technology Park, GL3 1DL

Freehold  
**FOR SALE**



**Extensive Industrial Site** Total approx 2.25 acres (0.92 Ha)

Rare opportunity | 4,717 sq m (50,774 sq ft) Warehouse space | For sale with vacant possession

Potential for owner-occupation, investment and extension/ development (subject to consents)

# Investment considerations

- > Freehold industrial complex on a well-regarded industrial estate, available as a whole with vacant possession.
- > Opportunity for owner occupation or let to generate rental income estimated at circa £350,000 per annum with strong occupier demand.
- > Property could be multi-let industrial with two separate access points.
- > Excellent road links with easy access to the M5 and the A40.
- > We are seeking offers in excess of £4.65 million (£4,650,000) subject to contract and exclusive of VAT.



## PROPOSAL

Offers are invited for the freehold interest in excess of **£4,650,000**, subject to contract and exclusive of VAT

# Description

This self contained site on Innsworth Technology Park was established as a Royal Mail distribution depot but more recently has been the main storage and distribution centre for an international sheet materials company.

It comprises; a two storey office block with open plan accommodation, two large yards (each with individual access) and a number of warehouses and storage sheds. The main warehouse has an internal office and facilities block, and an office / sales counter facing Yard 2.

There is scope for each yard to be operated independently either for renewed owner-occupation or multi-let occupancy, and there is potential to develop or re-develop the site subject to consents.

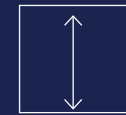
Local amenities include The Park Diner which is less that two minutes walk from the office building.



Two secure gated yards



Extensive parking/  
open storage



Eaves heights from  
5.7m / 18'6" to 6.4m / 21'



All mains services  
connected

**Yard area**  
2,064 sq m (22,215 sq ft)

**Office space**  
486 sq m (5,231 sq ft)

**Industrial space**  
4,717 sq m (50,774 sq ft)



# Location

SAT NAV GL3 1DL



Innsworth Technology Park is a thriving light industrial business centre approximately 2.4 miles north of Gloucester City Centre and just 1.5 miles from Elmbridge Court Roundabout which provides easy access to the motorway network.

Innsworth is on an already completed section of the Gloucestershire Cycle Spine which will allow vehicle free access from both Gloucester city and Cheltenham town centres.

Elmbridge Court Roundabout	1.5 miles
Gloucester Transport Hub & 	2.4 miles
M5 J11	3.6 miles
M5 J11A	3.7 miles
Cheltenham Spa 	6.3 miles
Bristol	40 miles
Birmingham	62 miles



# Space

approximate gross internal areas

## Office space

Office building	sq m	sq ft
<b>Total</b>	<b>486</b>	<b>5,231</b>

## Industrial space

Unit A	sq m	sq ft
<b>Total inc</b>	<b>555</b>	<b>5,974</b>
WC	(2)	(21.5)

Unit B	sq m	sq ft
Warehouse	783	8,428
Canopied loading area	177	1,905
<b>Total</b>	<b>960</b>	<b>10,333</b>

Unit C	sq m	sq ft
Warehouse	369	3,972
Covered loading area	85	915
<b>Total</b>	<b>454</b>	<b>4,887</b>

Unit D	sq m	sq ft
<b>Total inc</b>	<b>2,095</b>	<b>22,551</b>
Office & facilities block	(44.2)	(476)
Front office / Sales counter	(9.89)	(106.5)
Mezzanine	(95)	(1,023)

Unit E	sq m	sq ft
Warehouse (one open side)	540	5,813
Canopied loading area	113	1,216
<b>Total</b>	<b>663</b>	<b>7,029</b>

<b>Total Industrial space</b>	<b>4,717</b>	<b>50,774</b>
-------------------------------	--------------	---------------



Height to eaves		
Units A - C	6.4m	21'-0"
Unit D	6.0m	19'-7"
Unit E	5.7m	18'-8"

EPC	
Office building	C 66
Units A, B, C and E	Exempt
Unit D	TBC

A 2.25 acre freehold site with two self contained yards totalling 2,064 sq m (22,215 sq ft)





# Gloucester

Innsworth Technology Park, GL3 1DL



**Yard area**  
2,064 sq m (22,215 sq ft)

**Office space**  
486 sq m (5,231 sq ft)

**Industrial space**  
4,717 sq m (50,774 sq ft)

IMPORTANT NOTICE These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty in relation to the property.

## PROPOSAL

Offers are invited for the freehold interest in excess of **£4,650,000**, subject to contract and exclusive of VAT.

This reflects a **net initial yield of 7.02%** and a **low capital value of £83 per sq ft** assuming purchasers costs of **6.57%**.

**Guide price**  
**£4,650,000**

Viewing by prior appointment with the sole agents



**Dorian Wragg**  
07738 103935  
dorian.wragg@brutonknowles.co.uk

**Phoebe Harmer**  
07516 507939  
phoebe.harmer@brutonknowles.co.uk