



INNSWORTH  
**OFFICEPARK**

GLOUCESTER • GL3 1ET

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# A NEW OFFICE OPPORTUNITY

Innsworth Office Park is capable of providing new Grade A office buildings from 7,000 sq ft (650 sq m) to 64,000 sq ft (5,946 sq m) that can be delivered in a style and specification to suit your requirements.

The development is well located within the heart of the wider Innsworth Park scheme fronting Innsworth Lane and close to the proposed amenity uses. Innsworth Park will deliver some 1,300 new homes, local shopping facilities, a primary school, business park with infrastructure providing a new road access on to the A40 Gloucester Northern Bypass.



**Part of a key mixed-use development**  
1,300 homes together with employment opportunities and the largest single provision of local shopping and leisure facilities in the north side of Gloucester



**New Residential Development**  
Innsworth is growing and is set to double in size to over 2,300 homes in the coming years



**Prominent Roadside Location**  
Prominent main road location with excellent links to Gloucester, Cheltenham and Gloucestershire Airport



**Central Catchment Area**  
Central location providing great access to over 12,000 people living within a short drive time of the site



**Proximity to local businesses**  
Nearby Innsworth Technology Park is already home to over 80 local businesses and there is potential for a further 193,000 sq ft of office and industrial development as part of the wider Innsworth Park scheme

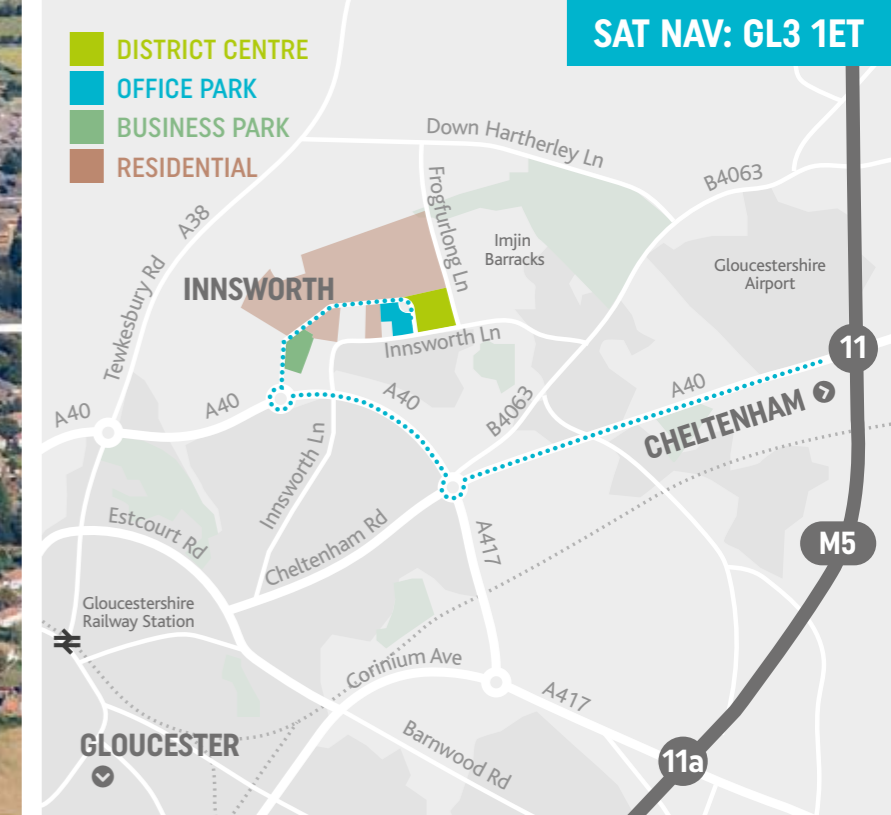


**Adjacent Military Base**  
The development is situated close to Imjin Barracks, a major military base home to several thousand UK military and foreign personnel and their suppliers



## THE HIGHLIGHTS

- Accessible offices built to a high specification
- Flexible sizes from 7,000 sq ft (650 sq m) to 64,000 sq ft (5,946 sq m)
- Situated adjacent to proposed local amenities and a large residential area
- Close proximity to Imjin Barracks and Innsworth Technology Park



**LOCATION**

Innsworth Office Park is located to the north east of Gloucester with direct access onto Innsworth Lane in the heart of the wider Innsworth Park development.

The site will also benefit from access onto a new link road to the A40 connecting Gloucester, the M5 Motorway Junction 11 and Cheltenham. Excellent access will therefore be afforded to the surrounding locality and the national road network.

Gloucester City Centre is approximately 3 miles south west, Junction 11 of the M5 approximately 2 miles north east and Cheltenham approximately 7 miles north east.

**DRIVE TIMES**

Gloucester	10 mins	3.4 miles
Cheltenham	18 mins	7.3 miles
M5 Junction 11	12 mins	6.3 miles
M4/M5 Interchange	36 mins	32.1 miles
Bristol	55 mins	40.5 miles



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**PLANNING**

The site benefits from outline planning consent for B1 office use, up to a gross internal area of 64,000 sq ft (5,946 sq m). Greater site density may be achievable, subject to planning.

**PROGRAMME**

The first phase infrastructure works providing new access points on to Innsworth Lane are due to be completed in June 2020 with the new roundabout junction on to the A40 Northern Bypass and link road scheduled to be completed in the summer of 2021.

**AMENITY**

The adjoining District Centre is scheduled to provide a range of complimentary uses including retail, food retail, leisure and a children's day nursery within a landscaped environment.

**TERMS**

Bespoke build to suit opportunities are available on a freehold or leasehold basis. Full terms available upon application.

**VAT**

VAT is applicable to the rent.

**ENQUIRIES**

For further information contact the joint agents:



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