

**Over 50% Let Prior to
Practical Completion**



Elmbridge East

GLOUCESTER - J11 M5 - GL3 1JZ

**Refurbished contemporary and green
office buildings. Individual suites from
1,793sq ft (162 sq m) to 3,562 sq ft (331 sq m),
totalling 40,470 sq ft (3,760 sq m) NIA**

In a landscaped business park environment
minutes from Junction 11 M5,
between Gloucester and Cheltenham

elmbridge-east.co.uk





The next-generation of sustainable office buildings

Set within 5 acres of landscaped grounds, Elmbridge East provides the perfect working environment for your staff.





Working with the environment

Building upon the success of Elmbridge Court, the neighbouring development of Elmbridge East will boast an impressive specification and Grade A office space.

Staff can enjoy a healthier approach to work with direct access to the park via the cycle network between Gloucester and Cheltenham. The specification for Elmbridge East will include bike storage and showers and its wellness credentials are further enhanced with break-out space and landscaped external areas.

EV charging points will be provided and dedicated to each suite and roof mounted solar PV panels provided.



Vibrant business community



Green credentials



Focused on wellness



Open landscaped environment





Room to breathe Space to grow

Elmbridge East provides high quality office accommodation in well maintained landscaped grounds. Occupiers benefit from low site coverage, well maintained grounds and excellent road links.

The development comprises 13 flexible contemporary styled, self contained, open plan offices.

Elmbridge East is designed to allow each unit to be occupied separately or combined in individual sizes of units allowing space from 1,743 sq ft to 3,562 sq ft up to a total of 40,470 sq ft Net Internal Area.

Elmbridge East benefits include:

- Excellent parking provision
- Secure car parking
- Dedicated EV parking spaces
- Secure covered cycle storage
- Double glazed windows, doors and entrance screens
- Electronic security gate and CCTV
- Covid aware upgrades: Opening windows, anti-bac handles, automatic doors, sensor taps
- Self contained suites with break out areas, kitchen, WCs and shower facilities
- Ceiling mounted heating and cooling cassettes
- Roof mounted solar PV panels





**Target BREEAM
Very Good
EPC A (25)
Rating**



**Excellent
parking
provision**



**Roof
mounted
solar PV
panels**



**Secure site
with 24 hour
full CCTV
coverage**



**Breakout
areas**



**EV Parking
spaces
and secure
cycle storage**



**Suspended
ceilings with
Comfort
Cooling**



**Kitchen,
WCs and
shower
facilities**



**Low site
coverage set
in landscaped
grounds**





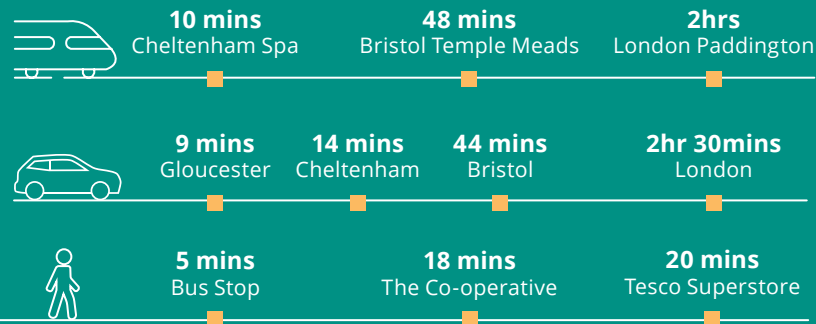
Prime business park location

Elmbridge East is well located adjacent to and with access from the A40 between Gloucester and Cheltenham. Situated just off the A417 / A40 roundabout the business park is only a 5 minute drive from Junction 11 of the M5, providing direct access south to Bristol or north to Birmingham.

Situated 9 minutes from Gloucester City Centre and the nearby amenities of Longlevens, Elmbridge East has ample amenities on its doorstep, whilst Cheltenham Town Centre is just 14 minutes to the east.

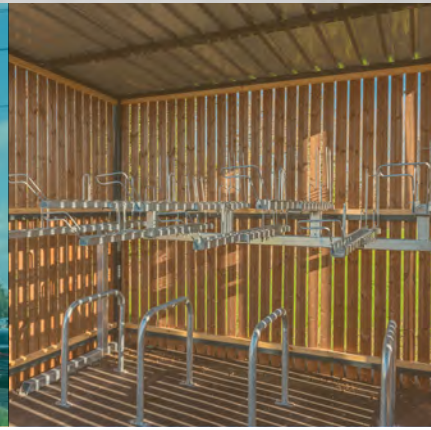


Direct motorway access



Underpass links





Further information

Terms

Available on new leases full details on request.

EPC

The scheme has been awarded an EPC A (25) Rating.

Viewing

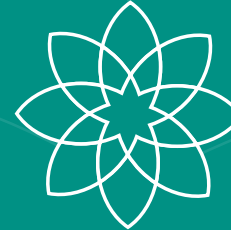
For further information or to arrange viewing please contact the sole agents:



Adrian Rowley

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07771 874 175



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. October 2024

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Current Availability

ACCOMMODATION SCHEDULE

Suite	Sq ft (NIA)	Sq m (NIA)	Availability
B	3,068	285	Available
C	3,024	281	Available
D	1,743	162	Available
G	2,917	271	Available
L	3,520	327	Available

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ENQUIRIES

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