



INNSWORTH PARK

GLOUCESTER • GL3 1ET

THE NEW HEART OF INNSWORTH

Innsworth's new District Centre will form an integral part of Innsworth Park, a major mixed use scheme on the northern side of Gloucester. Prominently located opposite existing housing at the junction of Frog Furlong Lane and Innsworth Lane, the development will provide excellent new retail and leisure facilities on a 10 acre site.

The wider Innsworth Park scheme will also deliver some 1,300 homes, a primary school, a business park, an office park and new infrastructure providing a new road access on to the A40 Gloucester Northern Bypass.

THE HIGHLIGHTS

- Key retail and leisure facilities at the centre of a major mixed use scheme
- Consent for a variety of District Centre uses
- Variety of local trade drivers
- Large residential catchment
- Main road location with excellent access to A40 and surrounding area





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

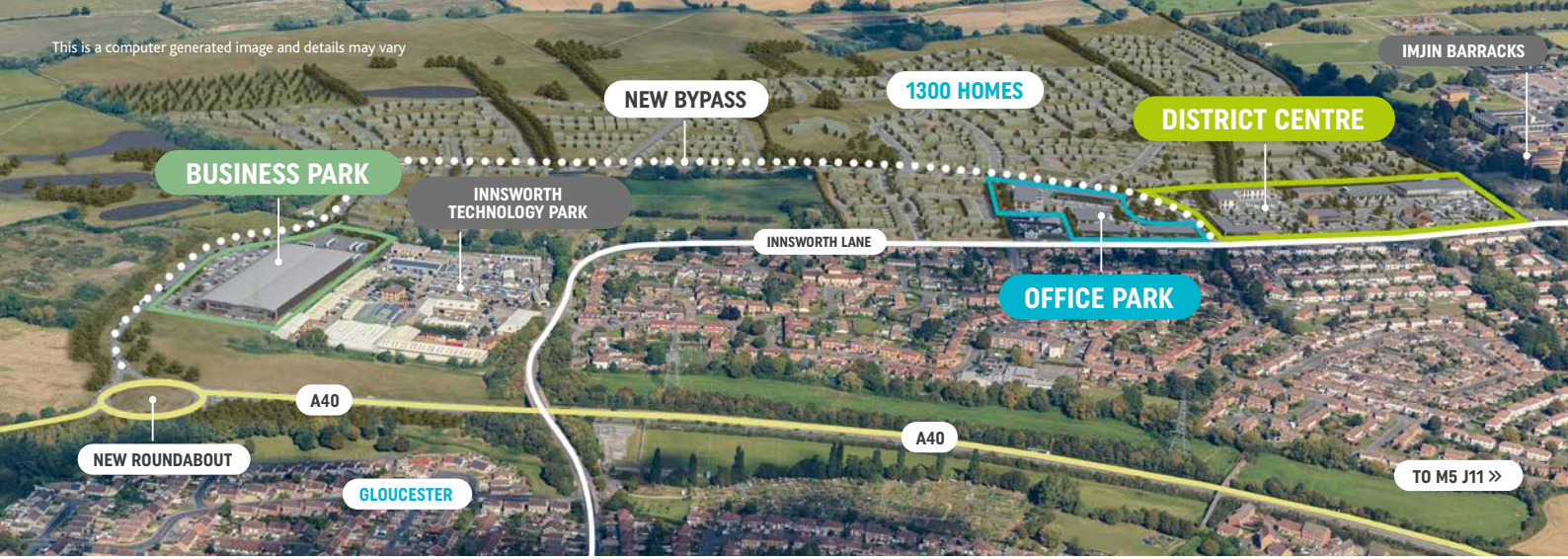
Nearby Innsworth Technology Park is already home to over 80 local businesses and there is potential for a further 193,000 sq ft of office and industrial development as part of the wider Innsworth Park scheme



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





LOCATION

Innsworth Park's District Centre is located at the heart of Innsworth, to the north east of Gloucester. The site benefits from direct access onto Innsworth Lane and a newly created link road connecting through to the A40, Gloucester, Cheltenham and the M5 Motorway Junction 11. 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

PLANNING

The site benefits from outline planning consent for a supermarket of 21,528 sq gft GIA (2,000 sq m), retail kiosk units, public house/restaurant, leisure uses, health centre, nursery, offices and community uses. Alternative uses maybe permitted 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.

TERMS

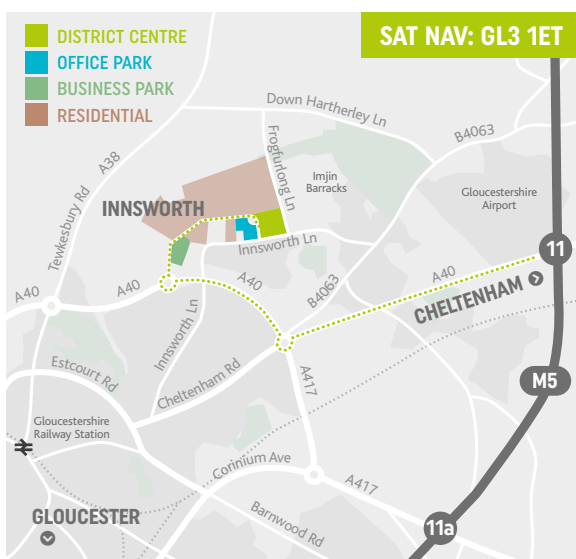
Freehold and leasehold opportunities on terms to be agreed. Full terms available upon application.

VAT

VAT is applicable to the rent.

ENQUIRIES

For further information contact the joint agents:



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