

EMPLOYMENT LAND

Perrybrook, Brockworth, Gloucester GL3 3SP

A417

PHASE 4

Junction
11A

VALIANT WAY

PHASE 6

◀ Gloucester

M5

RESIDENTIAL

PERRYBROOK

DELTA WAY

Development Land Opportunity
Extending to 4.2 acres (1.69 ha)

- Industrial Use Planning Consent
- Strategic Location
- Immediately Adjacent to M5 / J11A
- Good Infrastructure

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Location

The Employment Land of the Perrybrook development is strategically located to the eastern edge of Gloucester, adjacent to both Gloucester Business Park and Junction 11A of the M5 Motorway.

The site is some 3 miles east of the City centre and is also only 5 miles to the south west of central Cheltenham.

There are a significant number of high profile occupiers based locally including Laithwaites, Wincanton, TBS Engineering, Royal Mail, Lockheed Martin, BAE Systems, G-TEM, SHS Drinks and Horizon Nuclear Power.

The nearby Gloucester Business Park provides a good amenity offer including a Tesco Superstore, Costa Coffee, Subway, Greggs and Premier Inn Hotel.



Drive

Gloucester	4.1 miles
Cheltenham	6.8 miles
Bristol City Centre	37 miles

Train

From Gloucester Station

Bristol Parkway	36 mins
Swindon	49 mins
London Paddington	111 mins

Fly

Gloucester Airport	12 mins drive
Bristol Airport	52 mins drive
Birmingham Airport	57 mins drive
Heathrow Airport	88 mins drive

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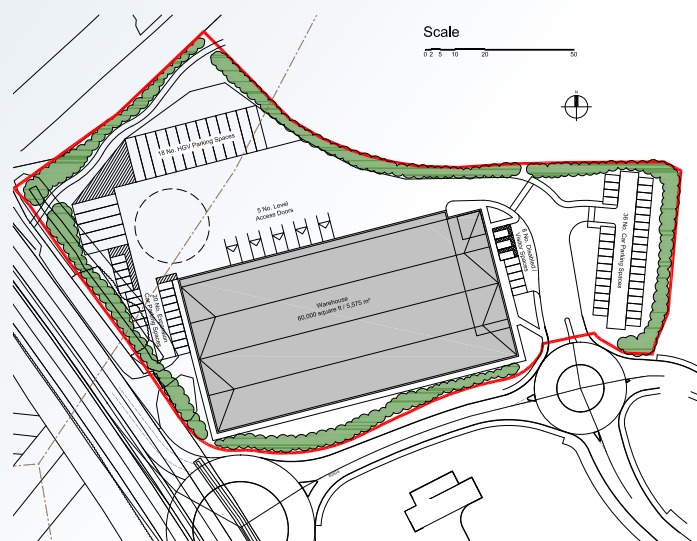
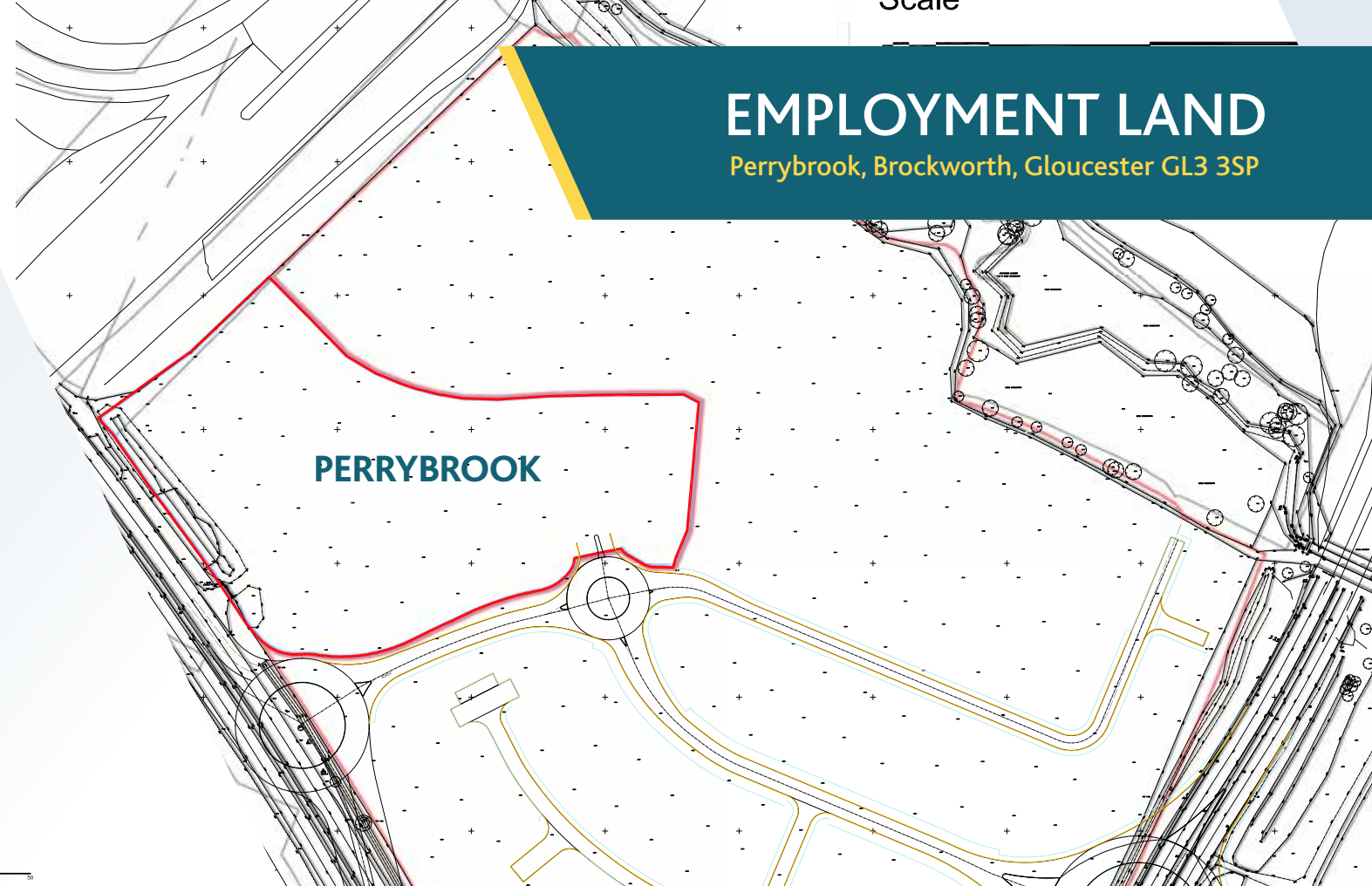
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Description

The Employment Land of 'Perrybrook' is currently separated from the wider scheme by the Valiant Way dual carriageway.

It comprises a level area of land bounded to the north by the A417, to the south the Hucclecote Bypass/Delta Way and to the west by the M5 Motorway.

The subject plot is made up of 4.2 acres. The proposed access to the site will be from the Hucclecote Bypass and B4641 a schematic layout has been prepared and is available from the agents.



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Planning

The land has planning consent for B1 (office and light industrial) and B8 (storage and distribution) uses. Documents in respect of the planning are available for review in a data room.

Attenuation obligations in the main are complete. Height restrictions on build are limited to 15m to ridge. There are no restrictions on operational hours of use.

The section 106 Agreement includes a requirement to implement a business travel plan with deposit and monitoring fees to be payable prior to occupation. The level of the contributions will be occupier lead.

Tenure

The land is freehold and sold with vacant possession.

Guide Price

Please apply to the agents.

VAT

VAT will be chargeable on the sale price.

Service Charge

A service charge is payable for the maintenance of the attenuation.

Legal Information

The site is offered Freehold with Vacant Possession.

The contract will include a delayed payment arrangement pending completion of the access road.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

BK/CJ/Hollister 2520 04/22

Method of Sale

Offers for the freehold with vacant possession are invited by way of Informal Tender by email to the agents. Prospective purchasers will be advised of the date for submission. There is a preference for offers to be unconditional however, conditional offers will be considered.

Viewing

The Property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment.

Additional information

A dataroom – www.perrybrook-brockworth.com - has been prepared to accompany these marketing particulars.

It will be a purchaser's responsibility to review the content of the data room and undertake their own enquiries and due diligence.

Contact



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