

1110

THE SQUARE
GLOUCESTER

OFFICE SPACE TO LET
3,680 - 8,386 SQ FT



2 MINS FROM J11A / M5 

SITUATION

Gloucester Business Park

Gloucester Business Park extends to around 276 acres and is a well-established mixed-use destination comprising of office, industrial, retail and leisure uses.

Gloucester Business Park was formerly the factory and test airfield for the Gloucester Aircraft Company, famous for building the Hawker Hurricane during the 1940s and the Gloucester Javelin during the 1950s.

The airfield ceased to be operational in 1962 and Arlington began developing the Park in the early 1990s based on a mixed-use outline planning consent allowing for the delivery of office, industrial, residential and retail uses.



High profile occupiers:



Unrivalled amenity offering:



2.75M+ SQ FT
HAS BEEN DEVELOPED AT
GLOUCESTER BUSINESS PARK



1110 THE SQUARE GLOUCESTER BUSINESS PARK, GLOUCESTER, GL3 4FA

1110
THE SQUARE
GLOUCESTER

TESCO
Extra

SUBWAY

David Lloyd
CLUBS

Premier Inn

COSTA
COFFEE

Handelsbanken

edf

Brewers
fayre

G-TEM

BEVERAGE BRANDS

edf

NHS

NHS

BAE SYSTEMS

CLC WORLD
RESORTS & HOTELS

1110
THE SQUARE
GLOUCESTER

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1110 THE SQUARE

Description

The property comprises a 3-storey modern office building constructed in circa 2007 with an extension in circa 2010.

1110 The Square provides flexible office accommodation arranged over ground and 2 upper floors with a ground floor reception area. The property has undergone a light refurbishment completing in June 2022 to include new flooring, lighting and decoration throughout the building.

The office space of the original build is arranged as wings either side of the core. The 2010 extension has a further fire escape core and additional WC facilities that are accessed directly off the office space.

Specification:

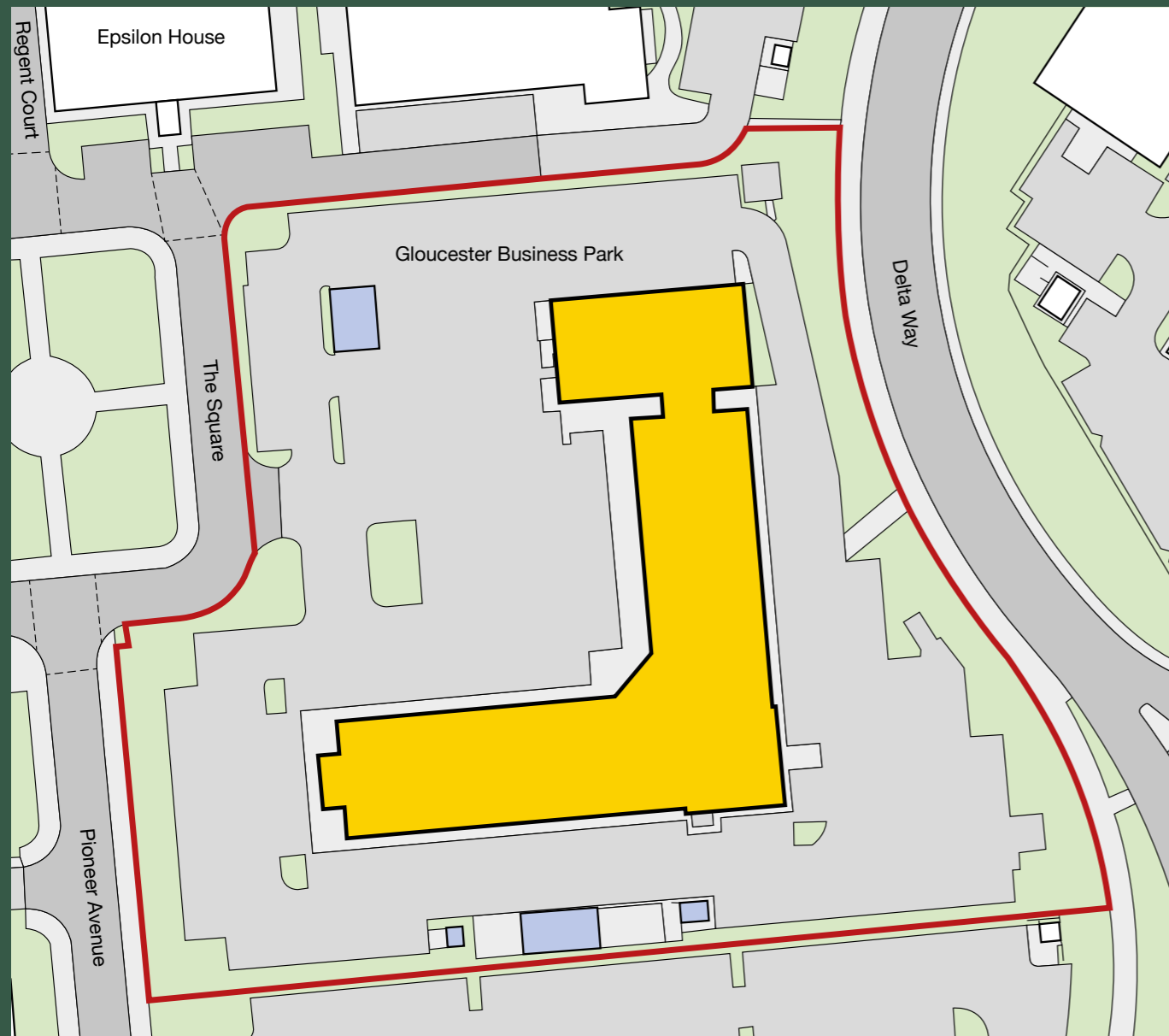
- 2 passenger lifts
- Male, female and disabled WC facilities on each floor
- Modern open plan office accommodation
- Raised access floors
- Suspended ceilings
- Cat 2 lighting
- Double glazed windows
- Air conditioning via a VRF system with FCU's and air handling
- Shower facilities
- Use of ground floor restaurant available to all tenants
- Excellent parking ratio of 1:294 sq ft
- EV car charging points
- EPC rating B (50) valid until February 2032.



ACCOMMODATION

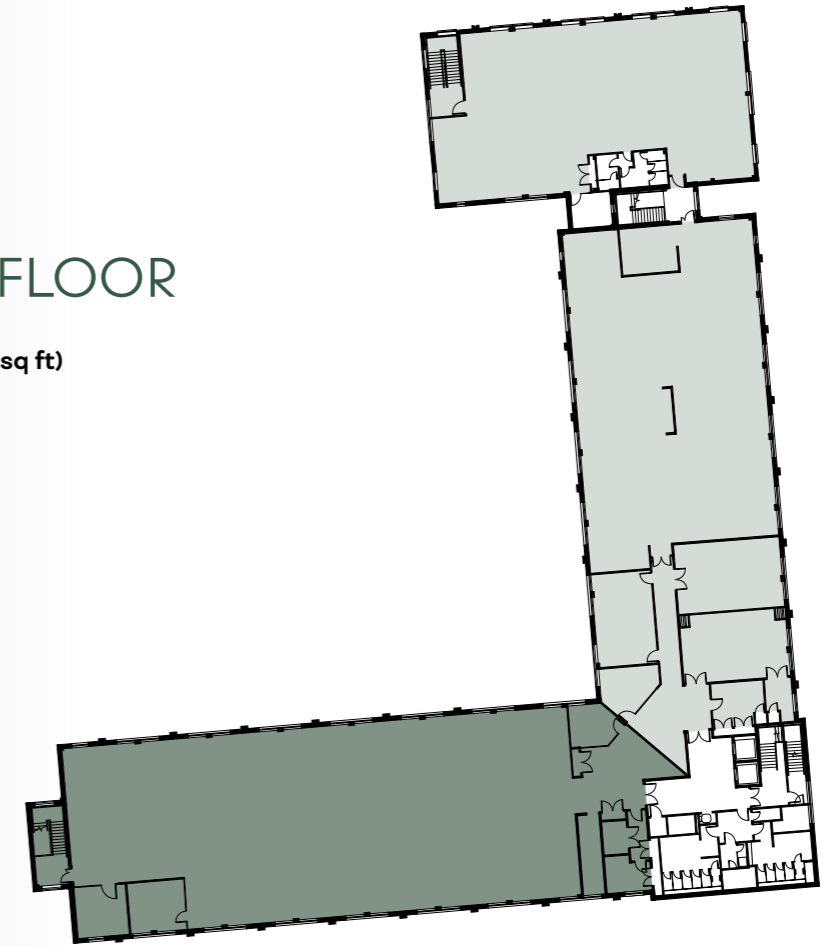
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	Use	Area (Sq M)	Area (Sq Ft)
Second	Office	779	8,386
Ground*	Office	342	3,680
Total		1,121	12,066



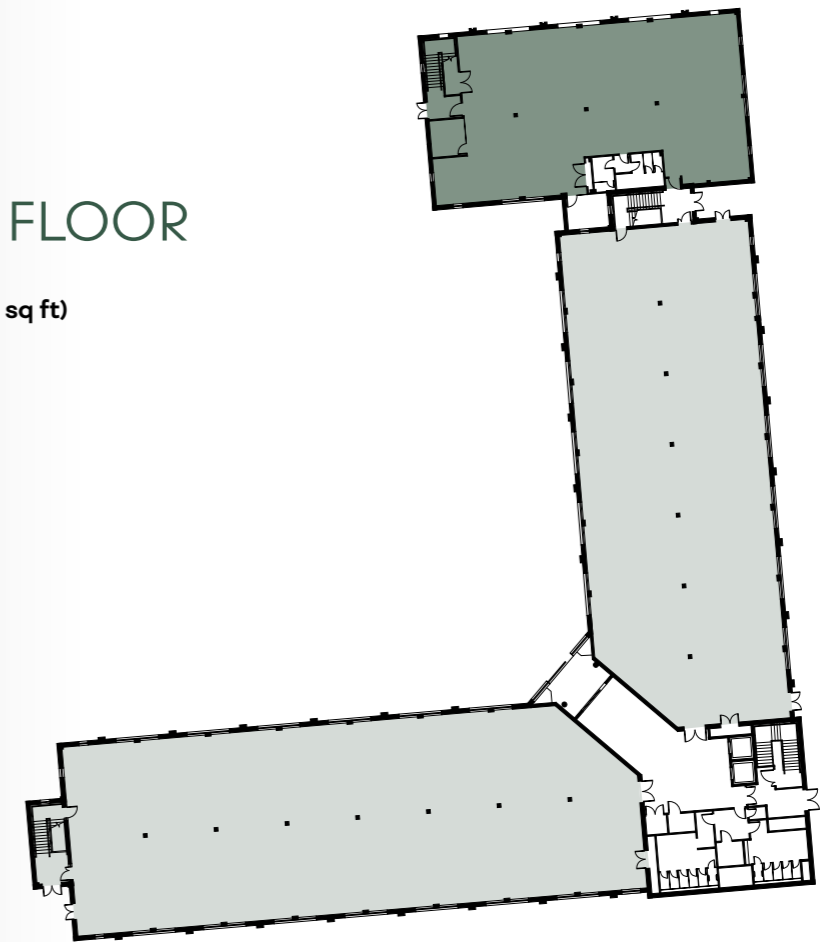
SECOND FLOOR

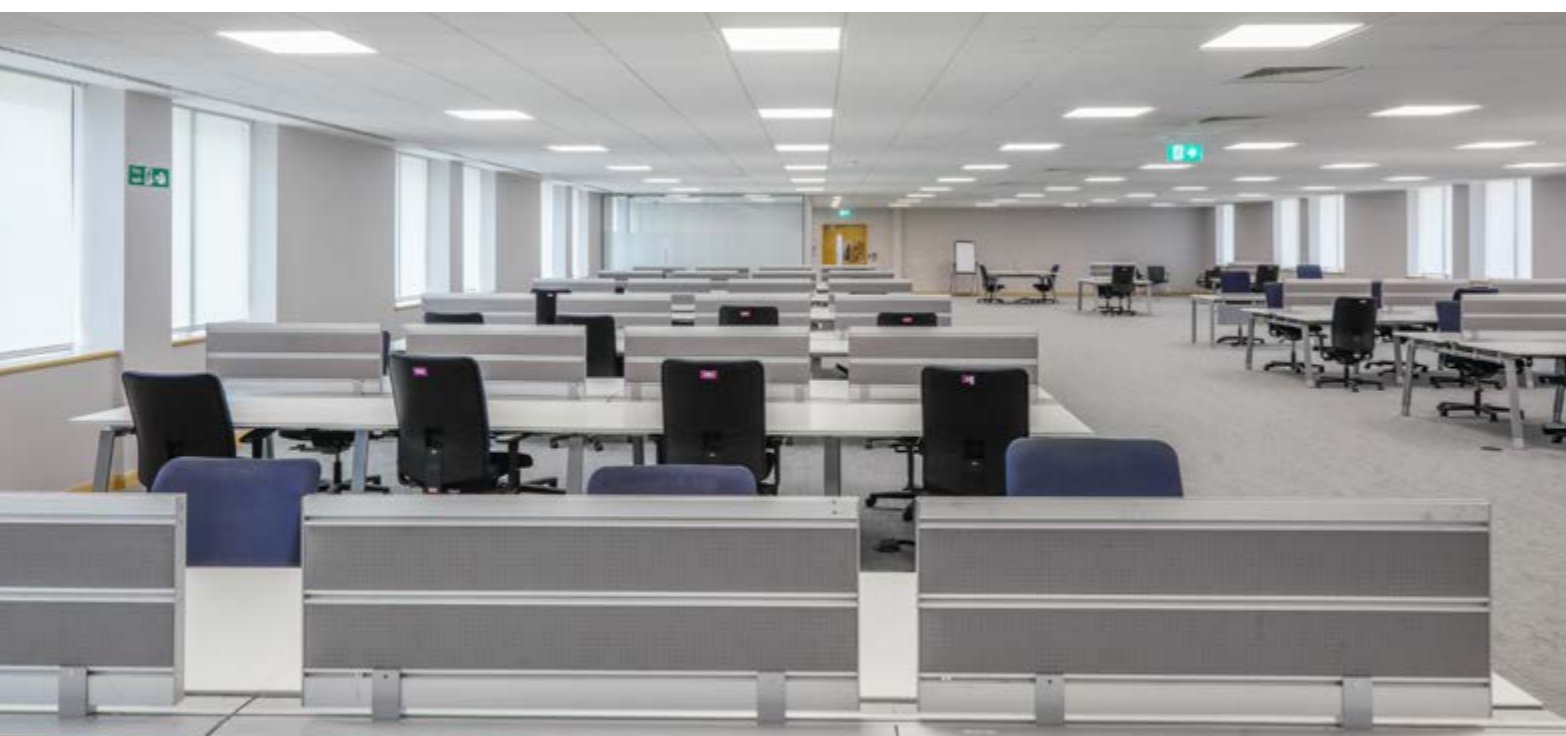
779 sq m (8,386 sq ft)



GROUND FLOOR

342 sq m (3,680 sq ft)





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GLOUCESTER

THE PARK IS LOCATED ADJACENT TO THE
M5 MOTORWAY / A417 (JUNCTION 11A) AND
BENEFITS FROM A DEDICATED ACCESS ROAD ONTO
THE JUNCTION



Overview

- Gloucester is a historic Cathedral City in the county of Gloucestershire and is one of the principal commercial centres of the south west of England.
- The city is situated approximately 110 miles west of London, 38 miles north of Bristol and 65 miles south of Birmingham.



Road

Gloucester Business Park lies approximately 5 miles southeast of Gloucester city centre. The Park is located adjacent to the M5 Motorway / A417 (Junction 11A) and benefits from a dedicated access road onto the Junction. The M5 Motorway is the north-south west axis from Birmingham to Exeter. The A417 trunk road provides access to the east, connecting with the M4 Motorway (Junction 15) at Swindon.

Gloucester City Centre	5 miles
Cheltenham	7 miles
Bristol	38 miles
Oxford	46 miles
Birmingham	65 miles
Central London	110 miles

Rail

Gloucester railway station provides regular and direct services to London Paddington in approximately 1 hour and 48 minutes. It also provides services to Cheltenham Spa, Bristol Temple Meads and Cardiff Central.

Cheltenham Spa	8 minutes
Bristol Parkway	35 minutes
Bristol Temple Meads	50 minutes
Swindon	45 minutes
London Paddington	1 hour 48 minutes

Air

Birmingham and Bristol are located approximately 1 hours' drive to the north and south respectively. Both airports provide extensive UK and European flight schedules, with Birmingham offering flights to over 140 destinations, including transatlantic services. Bristol International Airport offers direct flights to over 100 destinations.

Bristol Airport	55 minutes
Birmingham Airport	1 hour 5 minutes
London Heathrow Airport	1 hour 30 minutes

FURTHER INFORMATION

EPC

The building has an EPC rating of B (50) which is valid until February 2032.

Copies of the Energy Performance Certificates are available on request.

VAT

All figures quoted are exclusive of VAT, if chargeable.

Availability

The ground and second floor suites are available on an effectively FRI lease by way of a service charge.

Business Rates

Further information is available from the agents.

Terms

Terms on application

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Contact

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CBRE

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