



The Gloucester Business Park community

The Park covers 276 acres and is situated to the south east of Gloucester City Centre, adjacent to the M5 Motorway (Junction 11A).

The site upon which the Park has been developed was formerly the factory and test airfield for the Gloster Aircraft Company, famous for building the Hawker Hurricane during the 1940s and the Gloster 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.

To date, over 2.75 million sq ft has been developed, ranging from small industrial units to large distribution

facilities, together with a range of Grade A office buildings. There are a significant number of high profile occupiers based at Gloucester Business Park including Laithwaites, Wincanton, TBS Engineering, Royal Mail, Lockheed Martin, NHS, BAE Systems, G-TEM, SHS Drinks and Horizon Nuclear Power.

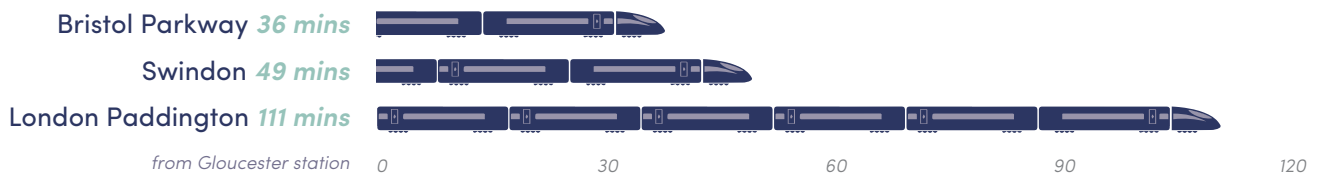
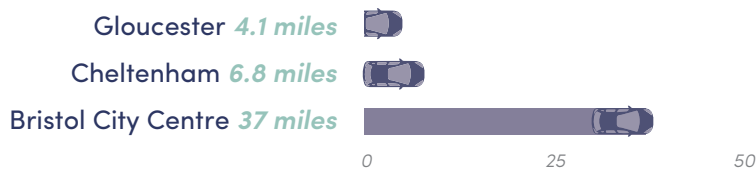
The Park provides an unrivalled amenity offer including a Tesco Superstore, Costa Coffee, Subway, Greggs, Premier Inn Hotel, Whittle Inn Restaurant and a David Lloyd Racket & Health Club.

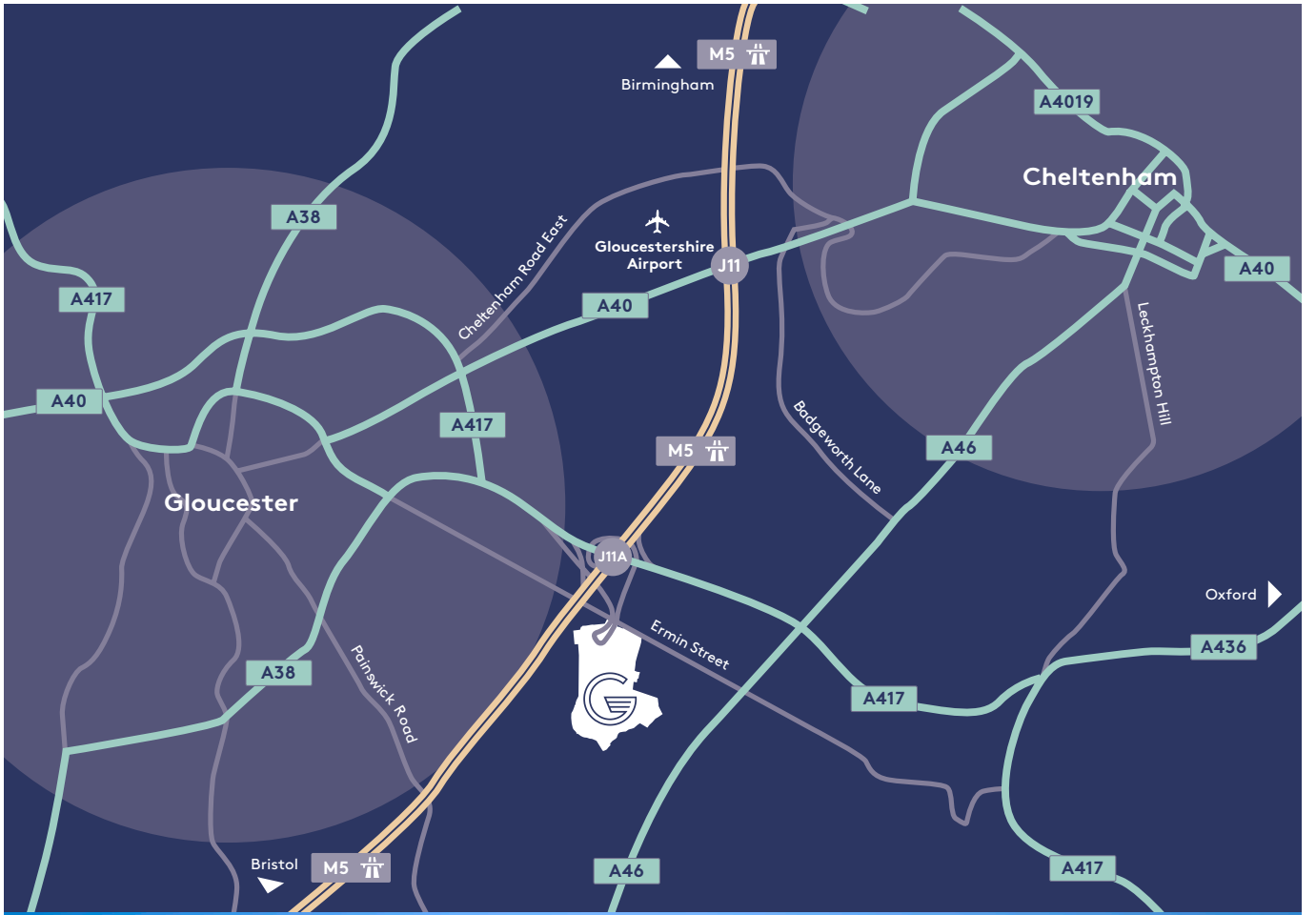
For further information please visit:
www.gloucesterbusinesspark.co.uk





Strategically located between Gloucester and Cheltenham, with a dedicated access road to the A417 and M5 motorway







The Community

Lockheed Martin

CGi

BAE

NHS

Ageas

Horizon Nuclear Power

Ultra Electronics

Laithwaites

Partnerships in Care

SHS Drinks

Babcock

Influit

Vitruvius

Baxter Healthcare

Livanova

Mears Group

VWS Westgarth

Capula

Q&M Services

Willis Moss

TBS Engineering

Dowty Propellers

G-TEM

DHL

Tomcat

Springfast

HNEE

1 **SUBWAY**

2 **GREGGS**

3 **COSTA**

4 **Brewers
rayne**

5 **Premier Inn**

6 *David Lloyd*

7 **TESCO
extra**



Hucclecote Road

Valiant Way

Delta Way

Hurricane R



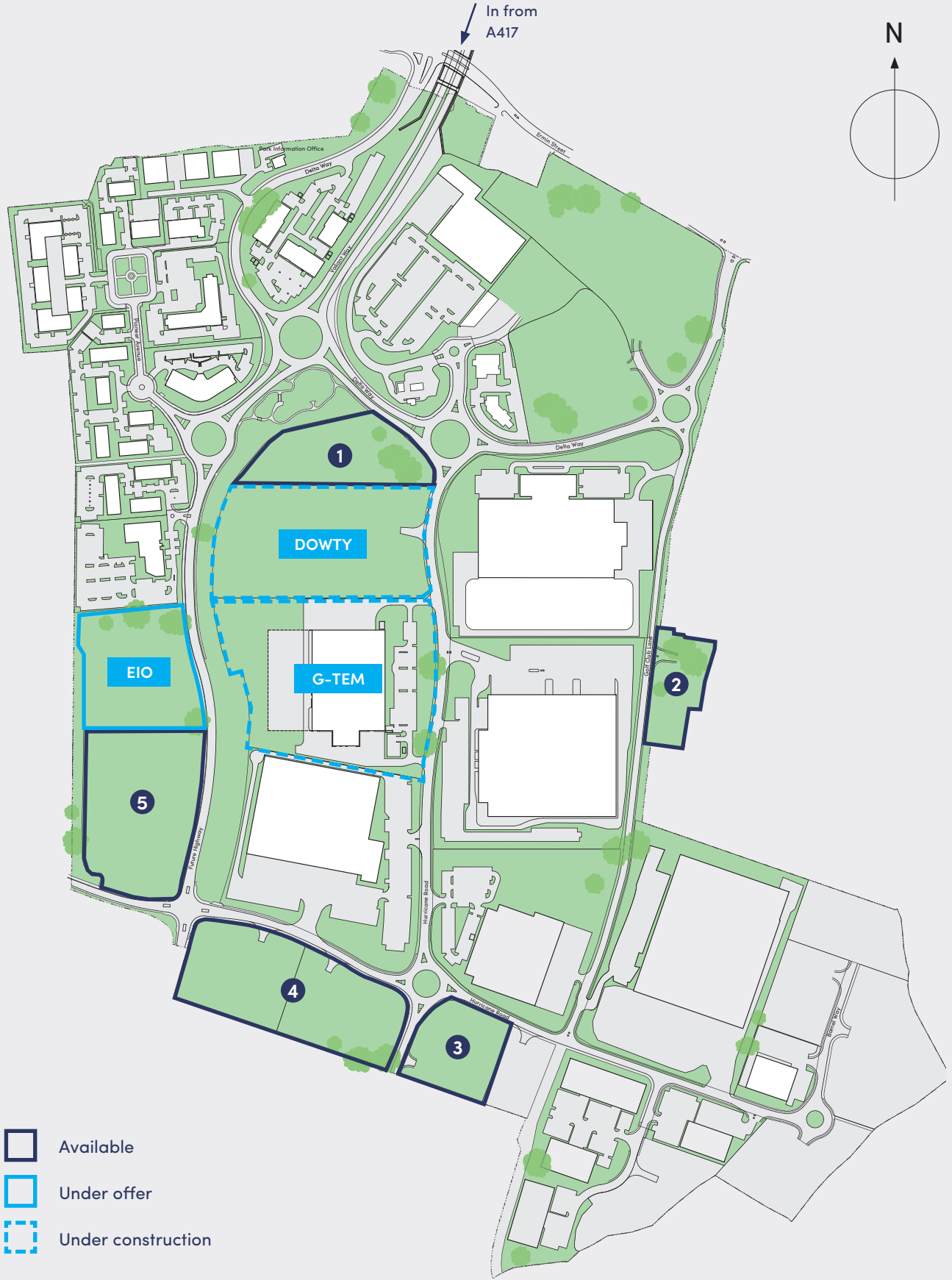
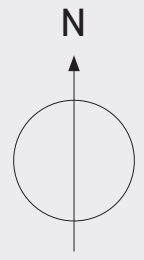
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Park office



**Development
land is available
at Gloucester
Business Park
with opportunities
from 20,000 sq ft.**

**Create your
own part of this
successful business
community...**



-  Available
-  Under offer
-  Under construction

Plot 1
3.12 acres

Plot 2
1.90 acres

Plot 3
2.46 acres

Plot 4
6.85 acres

Plot 5
6.3 acres

Horizon Nuclear Power



Arlington created a 52,000 sq ft purpose built, Grade A headquarter office building to accommodate Horizon Nuclear Power's expanding UK business in 2016

Horizon Nuclear Power is a UK energy company developing a new generation of nuclear power stations to help meet the need for safe, low carbon energy. The company is a wholly owned subsidiary of Hitachi, Ltd. It is currently planning to deliver at least 5,400MW of electricity, enough power for up to 10 million homes, by around 2025. The new HQ boasts extensive car parking, providing an excellent ratio of 1:233 sq ft.

Alan Raymant, Chief Operating Office of Horizon Nuclear Power, said: "Our previous offices on the park served us extremely well, but as our plans developed, the company grew and we needed a bigger facility. Gloucester Business Park is ideal for us. This part of the country has good transport links and a strong heritage of nuclear professionals, companies and related industries."

G-TEM



G-TEM, with the help of Arlington, are creating a new factory which will enable the expansion of engineering and manufacturing firm, G-TEKT

G-TEM is a market-leading manufacturer of high quality automotive pressings and sub-assemblies and the factory will enable the expansion of this long-standing engineering and manufacturing firm, who have been headquartered at Gloucester Business Park for 20 years. The development will also provide room to grow - 120,000 sq ft of space initially and additional land to expand in the future.

Matt Wicks, Purchasing & Procurement Director, said: "Arlington listened to our constraints and helped develop our brief to allow us to grow in Gloucester - this partnering approach to the real estate provision was essential."

TBS Engineering Group



Arlington worked very closely with TBS Engineering to design and build them a new purpose built £15m Global HQ and production facility

TBS is the industry leader in lead-acid battery assembly and plate manufacturing equipment worldwide. They are committed to delivering unrivaled state of the art machinery and service to their customers.

Arlington worked very closely with TBS Engineering to design and build them a new purpose built £15m Global HQ and production facility on Gloucester Business Park. David Longney, TBS Engineering Group managing director, said: "Our investment in the new facility, is testament to the expertise, talent and engineering capabilities available to us in Gloucestershire. This local resource has enabled us to stay at the forefront of our industry."

The facility includes 80,000 sq ft of manufacturing space together with 20,000 sq ft of office accommodation and is set to accommodate 170 people.

Dowty



Aerospace giant Dowty Propellers touch down at the park with plans for a new office, manufacturing & distribution HQ spanning 184,000 sq ft

A leader in propeller systems, Dowty provides solutions for the propulsion needs of today and tomorrow. Targeted to complete in Q3 2019, the facility will incorporate the latest 'Brilliant Factory' technology which equips machines with sensors, allowing data to be analysed in real time.

Dowty president Oliver Towers said: "We've built a strong heritage in the area and are proud that we are continuing our history of working in Gloucester. This new facility will allow us to operate in a bespoke environment that ensures we continue our position as a world leader in... propeller systems."

James Raven, Managing Director of Arlington said "We are delighted to help Dowty move back to Gloucester and it's great news that Dowty have decided to commit to this major investment at Gloucester Business Park."

Ecclesiastical



Arlington have exchanged an Agreement to Lease with Ecclesiastical Insurance, one of Gloucestershire's biggest employers

Arlington will develop the purpose-built 65,000 sq ft head office to provide Ecclesiastical with a modern and flexible working environment and sufficient parking for all employees and visitors. Ecclesiastical has been based in Gloucester since the 1970s and with strong links to the city is very much committed to the Gloucester area.

Mark Hews, Group Chief Executive of Ecclesiastical Insurance, said: "This is an exciting moment for us in the delivery of our long-term ambitions. The new site will provide modern and spacious accommodation for our colleagues, providing them with an environment where they can thrive."

Once planning permission is approved, the building will be completed in 2020 with EIO moving in before the end of that year.



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REAL ESTATE**

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