

BUILDING

ASHVILLE
BUSINESS
PARK

STAVERTON
GLOUCESTERSHIRE
GL2 9QJ

TO LET

HIGH QUALITY DETACHED
WAREHOUSE/
INDUSTRIAL UNIT
22,429 SQ FT (2,084 SQ M)



COMPLETION DUE Q1 2024


CARBON NET ZERO  BUILDING


HIGHLY SUSTAINABLE NEW DEVELOPMENT

 Carbon Net Zero operating benefit

 Well established business location

 EPC A+

 Detailed consent for Class E(g), B2 and B8 uses

 Detached high quality industrial/ office space

 22,429 sq ft



- 1 Plastim
- 2 Digraph
- 3 Spectrum Medical (PRE-SOLD)
- 4 Mercedes Benz
- 5 St John Ambulance
- 6 NHS Ambulance
- 7 Safran Landing Systems
- 8 Suzuki
- 9 Jaguar Land Rover (PRE-SOLD)

 **BUILDING C**

STRATEGIC LOCATION

Building C will deliver a high performance, sustainable warehouse / industrial space, together with fully fitted offices, that will deliver for your business needs, its people and the environment.

Ideally located between Cheltenham and Gloucester and within easy reach of the M5, Building C is situated on a 20 acre business park site, set in a prime employment area in Staverton.

Nearby occupiers include a new showroom for Jaguar Land Rover, a new HQ building for Spectrum Medical and the likes of Mercedes Benz and Safran Landing Systems UK in the immediate vicinity.

Equivalent of a BREEAM VERY GOOD



GREEN CREDENTIALS



EV parking



Solar PV array to roof



Air source heat pump



Fully Electric



Green transport - cycle shelter



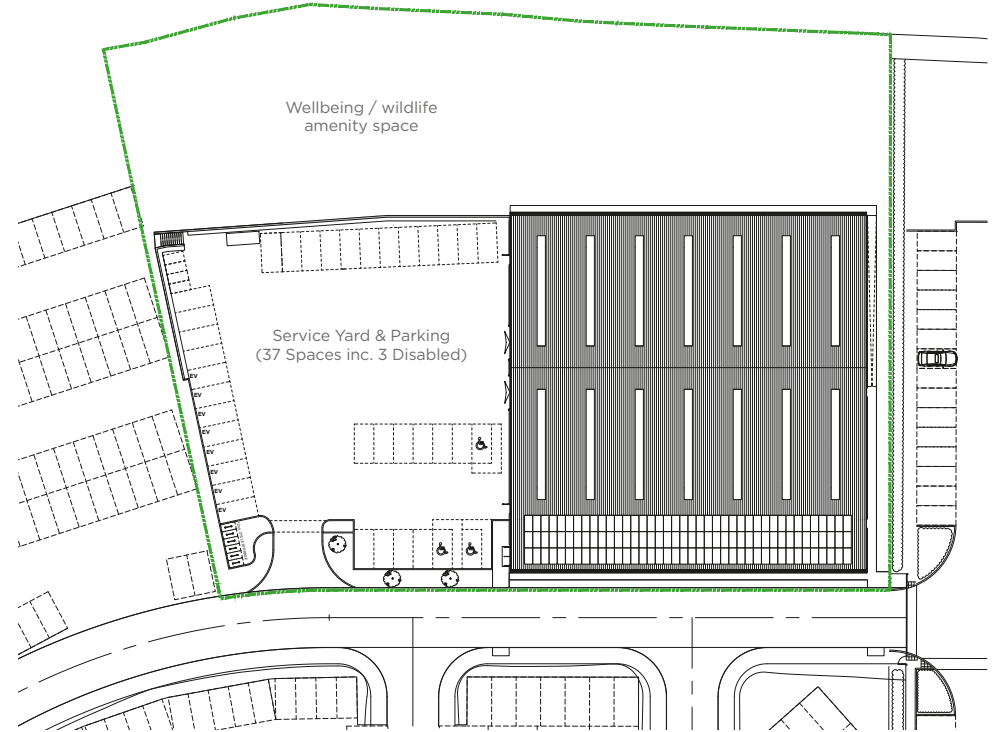
Wellbeing / wildlife amenity space



Low air permeability design



LED lighting



BUILDING SPECIFICATION

Fully fitted offices

15% rooflights to warehouse

2 full height level loading doors

Kitchenette and WC provision

Secure, self-contained yard

135 KVA base power supply

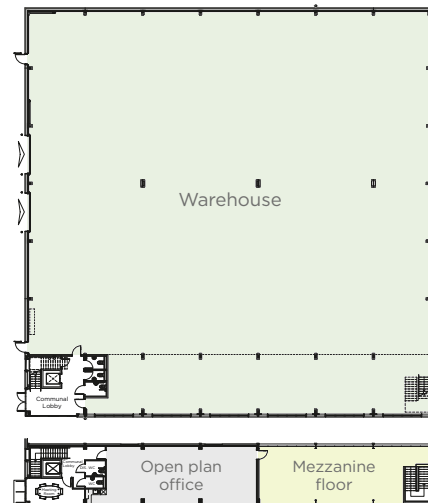
Lift provision

37 car parking spaces and motorcycle parking

Yard depth 37m

Floor loading - 37.5 Kn/M²

9m eaves to underside haunch



AREA SCHEDULE

	SQ M	SQ FT
First Floor Office	150	1,609
First Floor Mezz	111	1,194
Ground Floor	1,823	19,626
TOTAL	2,084	22,429

Site Area 1.54 acres (0.62 ha)

HOW TO FIND US



Travel Distances

Junction 11 M5	2.5 miles
Cheltenham	4 miles
Gloucester	4 miles
Swindon	36 miles
Bristol	43 miles
Oxford	48 miles
Birmingham	50 miles
Cardiff	60 miles

Connections

Train Station	3.5 miles
Airport	0.5 miles
Motorway Junction	2.5 miles

Estate Management

An estate service charge will be levied to all occupiers to cover the maintenance and management of common areas or service.

Terms

Terms to be made available on a new FRI lease.

Further Information

Please contact the joint agents on:



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Sustainable Development by

Ashville have over 45 years experience with design and build properties ensuring a quality product that provides tailor made solutions to your property needs.



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