

# Phase 4

QUEDGELEY WEST BUSINESS PARK  
GLOUCESTER GL2 4PA



PHASE4

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Prominent distribution site  
1/4 mile from J12 M5  
Design and build opportunities to suit occupiers' specific requirements  
From 10,000 sq ft (929 sq m) to 75,000 sq ft (6,968 sq m)



# PHASE 4

[www.quedgeleywest.co.uk](http://www.quedgeleywest.co.uk)

## Location

Quedgeley West Business Park lies 4 miles to the South West of Gloucester, adjacent to the A38 dual carriageway and within 0.25 miles of the M5 at Junction 12.

The new South Western Bypass now provides a direct link from the A38 to Gloucester City Centre.

## Description

The Business Park provides new high quality industrial and distribution units set in a secure, well managed landscaped environment. Major occupiers within the 320,000 sq ft already constructed include Prestoplan, CM Downton and City Link.

Phase 4 is the final 8 acres of the Business Park where occupiers' requirements can be delivered through design and build packages on either a leasehold or long leasehold basis.

## Planning

Outline planning consent exists for Class B8 use (storage and distribution). Other uses possible subject to consent.



CGI of Option 1, Unit I

Contact the agents for further information:



Option 1:



Option 2:



|        | Sq ft  | Sq m  |
|--------|--------|-------|
| Unit I | 36,424 | 3,384 |
| Unit J | 19,524 | 1,814 |
| Unit K | 22,365 | 2,078 |
| Unit L | 12,871 | 1,196 |
| Unit M | 16,595 | 1,542 |
| Unit N | 30,741 | 2,856 |

## Specification

- Units available from 10,000 to 75,000 sq ft
- Detached and terraced units
- Large loading yards
- 24 hour use
- Ground and first floor offices
- Eaves heights up to 10m
- Self contained staff parking areas

|        | Sq ft  | Sq m  |
|--------|--------|-------|
| Unit I | 73,236 | 6,804 |
| Unit J | 19,524 | 1,814 |
| Unit K | 35,209 | 3,271 |

