

# TRITAX PARK GLOUCESTER

## 163,500 & 241,000 sq ft

### READY TO OCCUPY 2026

FURTHER DESIGN & BUILD OPPORTUNITIES AVAILABLE OF 1,100,000 sq ft



SCAN FOR MORE

Indicative computer-generated image



EPC  
A+ RATING



BREEAM  
Target Rating:  
'Excellent'

ACCOMMODATING YOUR FUTURE

# THE SITE



# THE SITE

**OUTLINE CONSENT FOR UP TO  
1,100,000 sq ft**  
DESIGN & BUILD  
OPPORTUNITIES FROM 2026

**UNIT 01**  
163,500 sq ft  
DETAILED PLANNING

**UNIT 02**  
241,000 sq ft  
DETAILED PLANNING

**J12 M5**  
Quedgeley  
Interchange

Hunts Grove  
Housing  
Allocation

**M5 NORTHBOUND**  
to Gloucester  
and The Midlands

**M5 SOUTHBOUND**  
to Bristol &  
The South West

**M5**

**B4008**

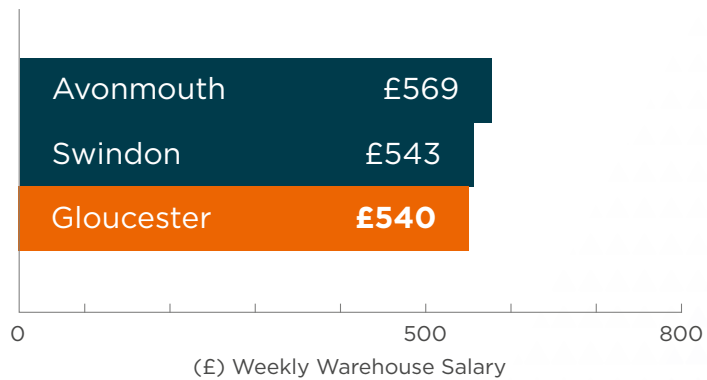
Indicative computer-generated image

# LABOUR



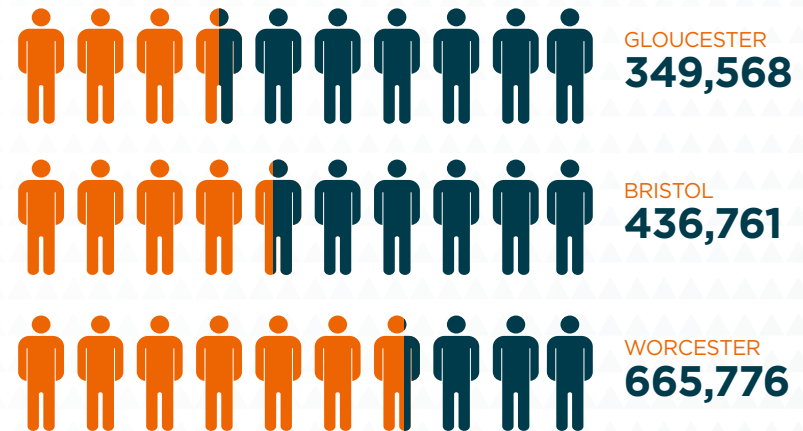
## WEEKLY WAGE

The average weekly warehouse operative salary (£540) stands out as a key USP, where it's more affordable compared to Avonmouth (£569) & Swindon (£543).



## POPULATION

Gloucester has a higher proportion of the population (349,568) that are economically active than Bristol and Worcester. This indicates a stronger local workforce and less competition for labour.



Gloucestershire is the location of choice for top companies such as:





## TRITAX PARK GLOUCESTER



SCAN FOR MORE

### ACCOMMODATION

#### UNIT 01

Warehouse	155,500 sq ft	14,446 sq m
Offices	8,000 sq ft	743 sq m
<b>TOTAL</b>	<b>163,500 sq ft</b>	<b>15,189 sq m</b>

Clear Height	15 m
No. of Dock Doors	20
No. of Level Access Doors	2
HGV Parking	42
Floor Loading	50 kN/m <sup>2</sup>
Car Parking Spaces	127

#### UNIT 02

Warehouse	228,500 sq ft	21,228 sq m
Offices	12,500 sq ft	1,161 sq m
<b>TOTAL</b>	<b>241,000 sq ft</b>	<b>22,389 sq m</b>

Clear Height	15 m
No. of Dock Doors	24
No. of Level Access Doors	4
HGV Parking	40
Floor Loading	50 kN/m <sup>2</sup>
Car Parking Spaces	187

**OUTLINE CONSENT FOR UP TO  
1,100,000 sq ft**  
DESIGN & BUILD  
OPPORTUNITIES FROM 2026



**BREAM**  
Target Rating:  
'Excellent'



## ROAD

	Distance
<b>M5, Junction 12</b>	1 mile
Gloucester	6 miles
Bristol	30 miles
Worcester	33 miles
Oxford	51 miles
Cardiff	58 miles
Birmingham	60 miles



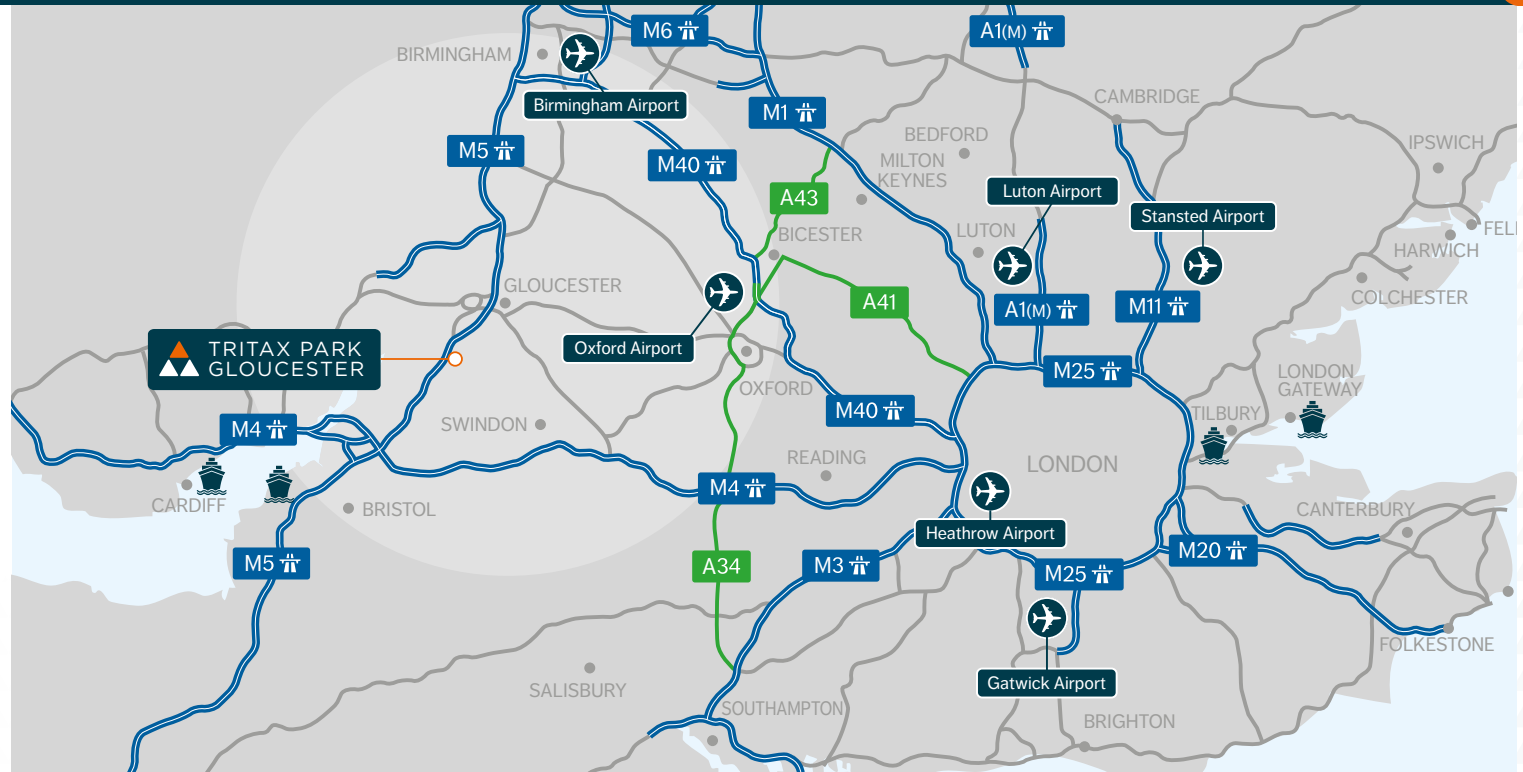
## AIRPORTS

	Distance
Bristol	40 miles
Cardiff	72 miles
London Heathrow	102 miles



## PORT/RAIL TERMINALS

	Distance
Port of Bristol	29 miles
Port of Cardiff	57 miles
BIFT	79 miles
Port of Southampton	108 miles
London Gateway Port	149 miles



@tritaxbigbox  
[tritaxbigbox.co.uk/our-spaces/gloucester](https://tritaxbigbox.co.uk/our-spaces/gloucester)

**SAT NAV: GL10 3ET**

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## FURTHER INFORMATION



**SAM ROBINSON**  
[sam.robinson@colliers.com](mailto:sam.robinson@colliers.com)  
 07825 437213

**ALEX VAN DEN BOGERD**  
[alex.vandenbogerd@colliers.com](mailto:alex.vandenbogerd@colliers.com)  
 07902 702882



**BNP PARIBAS  
REAL ESTATE**

**ILOLO MORGAN**  
[lolo.morgan@realestate.bnpparibas](mailto:lolo.morgan@realestate.bnpparibas)  
 07471 227336

**GEORGE LYNCH**  
[george.lynch@realestate.bnpparibas](mailto:george.lynch@realestate.bnpparibas)  
 07350404679

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