



INNSWORTH PARK

GLOUCESTER • GL3 1ET

[INNSWORTH**PARK**.CO.UK](http://INNSWORTHPARK.CO.UK)

THE NEW HEART OF INNSWORTH

Innsworth's new District Centre will form an integral part of Innsworth Park, a major mixed use scheme on the northern side of Gloucester. Prominently located opposite existing housing at the junction of Frog Furlong Lane and Innsworth Lane, the development will provide excellent new retail and leisure facilities on a 10 acre site.

The wider Innsworth Park scheme will also deliver some 1,300 homes, a primary school, a business park, an office park and new infrastructure providing a new road access on to the A40 Gloucester Northern Bypass.

THE HIGHLIGHTS

- Key retail and leisure facilities at the centre of a major mixed use scheme
- Consent for a variety of District Centre uses
- Variety of local trade drivers
- Large residential catchment
- Main road location with excellent access to A40 and surrounding area



Part of a key mixed-use development
1,300 homes together with employment opportunities and the largest single provision of local shopping and leisure facilities in the north side of Gloucester



New Residential Development
Innsworth is growing and is set to double in size to over 2,300 homes in the coming years



Prominent Roadside Location
Prominent main road location with excellent links to Gloucester, Cheltenham and Gloucestershire Airport



Central Catchment Area
Central location providing great access to over 12,000 people living within a short drive time of the site



Proximity to local businesses
Nearby Innsworth Technology Park is already home to over 80 local businesses and there is potential for a further 193,000 sq ft of office and industrial development as part of the wider Innsworth Park scheme



Adjacent Military Base
The development is situated close to Imjin Barracks, a major military base home to several thousand UK military and foreign personnel and their suppliers

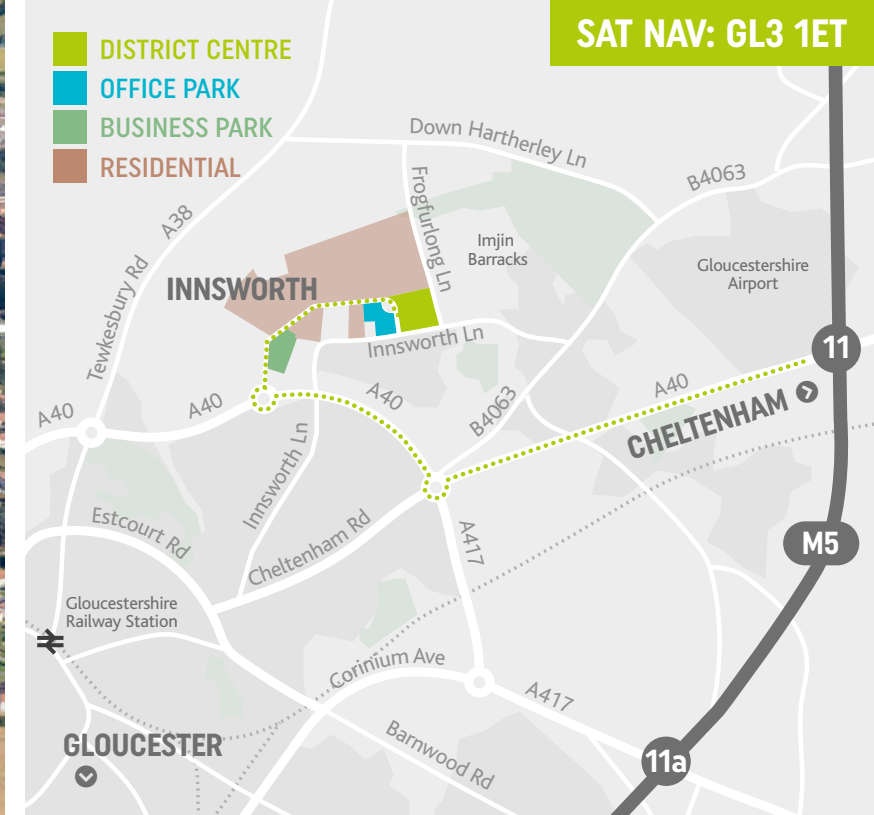


This is a computer generated image and details may vary



This is a computer generated image and details may vary

This is a computer generated image and details may vary



LOCATION

Innsworth Park's District Centre is located at the heart of Innsworth, to the north east of Gloucester. The site benefits from direct access onto Innsworth Lane and a newly created link road connecting through to the A40, Gloucester, Cheltenham and the M5 Motorway Junction 11. Gloucester city centre is approximately 3 miles south west, Junction 11 of the M5 approximately 4 miles east and Cheltenham approximately 6 miles north east.

DRIVE TIMES

Gloucester	10 mins	3 miles
M5 Junction 11	8 mins	3.9 miles
Cheltenham	17 mins	6.3 miles
M4/M5 Interchange	36 mins	32.1 miles
Bristol	45 mins	40 miles

PLANNING

The site benefits from outline planning consent for a supermarket of 21,528 sq gft GIA (2,000 sq m) , retail kiosk units, public house/restaurant, leisure uses, health centre, nursery, offices and community uses. Alternative uses maybe permitted subject to planning.

PROGRAMME

The first phase infrastructure works providing new access points on to Innsworth Lane are due to be completed in June 2020 with the new roundabout junction on to the A40 Northern Bypass and link road scheduled to be completed in the summer of 2021.

TERMS

Freehold and leasehold opportunities on terms to be agreed. Full terms available upon application.

VAT

VAT is applicable to the rent.

ENQUIRIES

For further information contact the joint agents:

arc
Retail Property Consultants
0117 252 0532
www.arcetail.co.uk

alder king
PROPERTY CONSULTANTS
01452 623290
www.alderking.com

Andy Smallman
07921 744289
andy@arcetail.co.uk

Adrian Rowley
07771 874175
arowley@alderking.com



Robert Hitchins Limited for themselves and any of their Agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or mis-description shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measurements are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact.

Designed and Produced by www.kubiakreative.com 193638 01-21



INNSWORTH PARK
GLOUCESTER • GL3 1ET

INNSWORTHPARK.CO.UK