



**Gloucester
Business Park**

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).

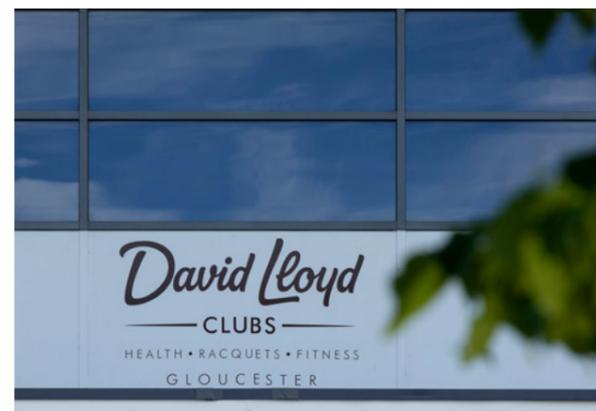
The site upon which the Park has been developed was formerly the factory and test airfield for the Gloster Aircraft Company, famous for building the Hawker Hurricane during the 1940s and the Gloster Javelin during the 1950s. The airfield ceased to be operational in 1962 and Arlington began developing 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.

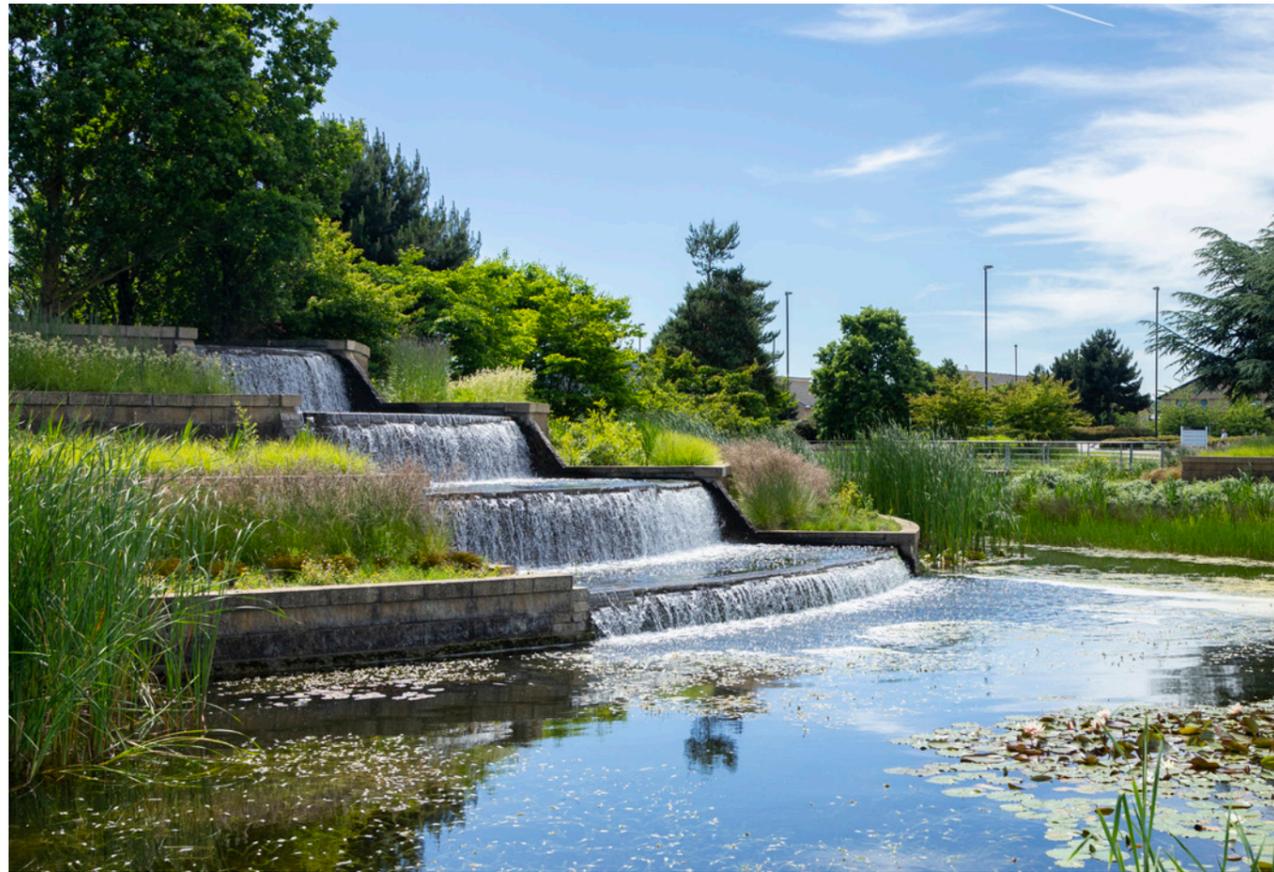
To date, over 2.75 million sq ft has been developed, ranging from small industrial units to large distribution

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, Dowty Propellers and EDF.

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 racquet & health club.

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





The Community

Lockheed Martin

CGI

BAE

NHS

Ageas

Ultra Electronics

Laithwaites

Partnerships in Care

SHS Drinks

Influit

Vitruvius

Baxter Healthcare

Livanova

Mears Group

VWS Westgarth

Capula

Q&M Services

Willis Moss

TBS Engineering

Dowty Propellers

G-TEM

DHL

Tomcat

Springfast

EIG

EDF



- 1 Plot 1
- 2 Plot 2
- 3 Plot 3
- 4 Plot 4
- 5 Plot 5

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 

Development land is available at Gloucester Business Park.

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



□ Available

Plot 1
3.12 acres

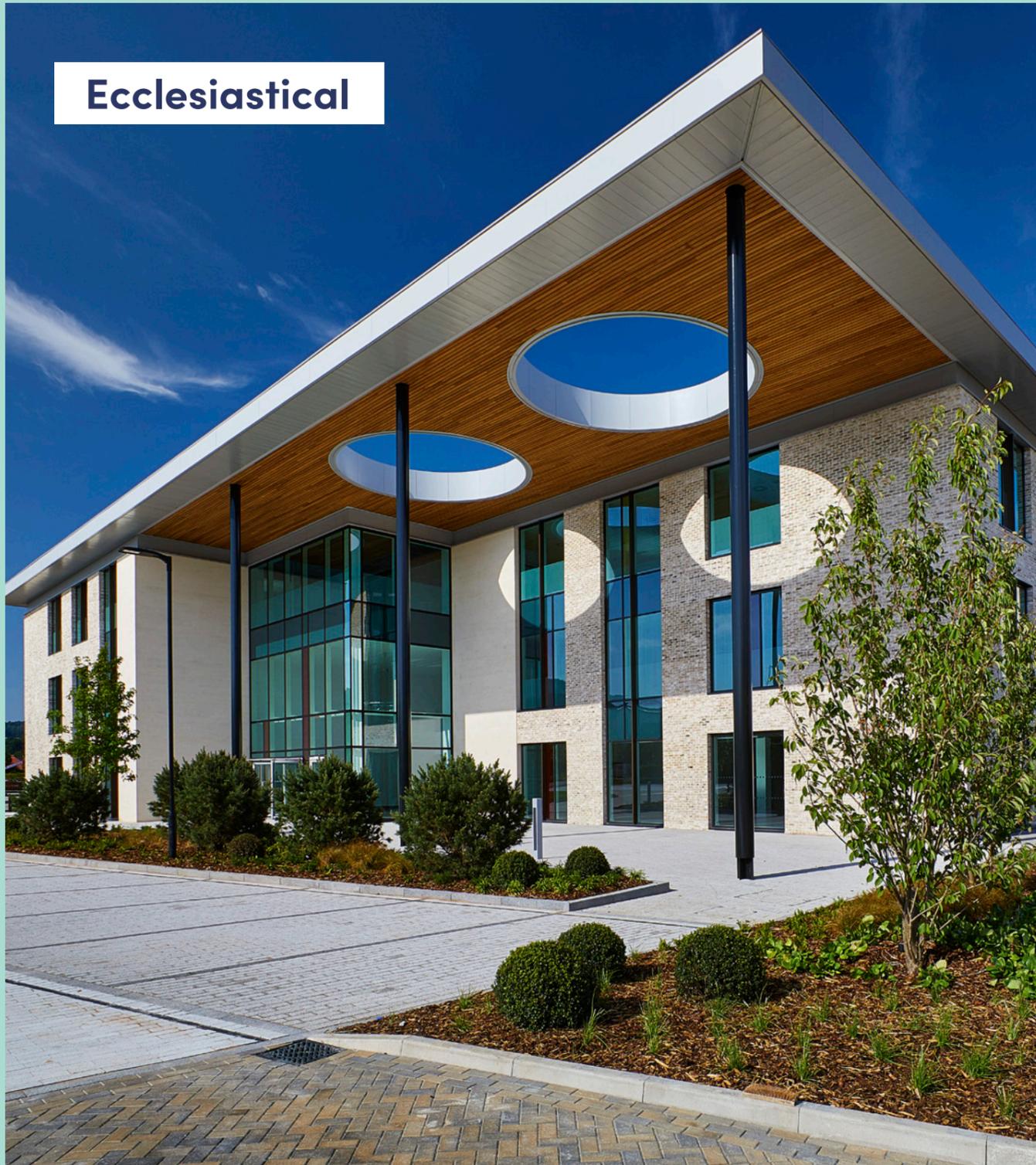
Plot 2
1.90 acres

Plot 3
2.46 acres

Plot 4
6.85 acres

Plot 5
6.3 acres

Ecclesiastical



Arlington have completed a Lease with Ecclesiastical Insurance, one of Gloucestershire's biggest employers

Arlington developed 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."

Construction of the new HQ completed in the summer of 2020 and EIO moved in at the start of 2021.

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. The facility incorporates 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, CEO 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."

TBS Engineering Group



Arlington partnered 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 partnered 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 accommodates 170 people.

G-TEM



G-TEM, with the help of Arlington, created a new factory to enable the expansion of the engineering and manufacturing firm, G-TEKT

G-TEM is a market-leading manufacturer of high quality automotive pressings and sub-assemblies and the factory has enabled the expansion of this long-standing engineering and manufacturing firm, who have been headquartered at Gloucester Business Park for 20 years. The development has provided 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."

Offices



Ian Wills
+44 (0) 1179 305 746
ian.wills@eu.jll.com



Adrian Rowley
+44 (0) 1452 627133
arowley@alderking.com



Dan Williams
+44 (0) 118 3703065
dan.williams@arlington.com

Industrial



Josh Gunn
+44 (0) 117 4564 4512
josh.gunn@realestate.bnpparibas



Adrian Rowley
+44 (0) 1452 627133
arowley@alderking.com



Dan Williams
+44 (0) 118 3703065
dan.williams@arlington.com

BNP Paribas, Alder King, JLL and Arlington give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Designed and produced by tlgd.co.uk. August 2021.

