

JAVELIN  
PARK

GLOUCESTER J12 M5



a new generation in distribution facilities

# JAVELIN PARK

## quality location...

Javelin Park was the home of the Gloster Javelin, the world's first delta winged fighter aeroplane. The Javelin was the first British plane to achieve a speed in excess of Mach 1.

Javelin Park offers occupiers the opportunity of high speed distribution, with the M5 (Jn12) only 500 metres away. This location gives unrivalled access for regional distribution to service the Midlands, the South West and Wales.



Gloucester city centre ▲

A38

Birmingham & the Midlands ►

JUNCTION 12

M5

STONEHOUSE ROAD

▲ M4, Bristol, Cardiff & the South West

JAVELIN PARK

15 acres - up to 272,700 sq ft



## quality workforce...

Javelin Park has a workforce catchment of 500,000 within 30 minutes which provides real strength in depth and diversity. Quedgeley, the Gloucester Borough closest to Javelin Park, has experienced a particularly high level of house building, enabling the area's workforce to continue expanding.

The quality of the local workforce is demonstrated by occupiers like:

**GCHQ** (Government Communications Headquarters)

**Rolls Royce**

**British Aerospace**



## quality of life...

Javelin Park is unique. It is adjacent to the motorway, and on the edge of both the city and the countryside. Whether your needs are urban, rural or for fast transport links, Javelin Park delivers.

The conurbations and historic cities of Gloucester, Cheltenham and Bristol are within 45 minutes. The Costwolds area of outstanding natural beauty is on the doorstep as is Junction 12 of the M5. In front of you the motorway and Gloucester, behind you farmland and countryside.



# quality specification...

JAVELIN 1 Warehouse

**260,300 sq ft**  
24,183 sq m

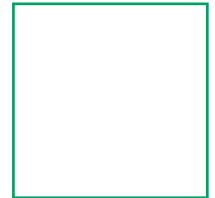
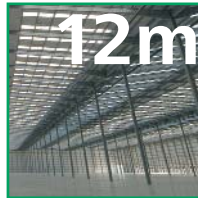
Offices (over two floors)

**12,400 sq ft**  
1,152 sq m

**Total**

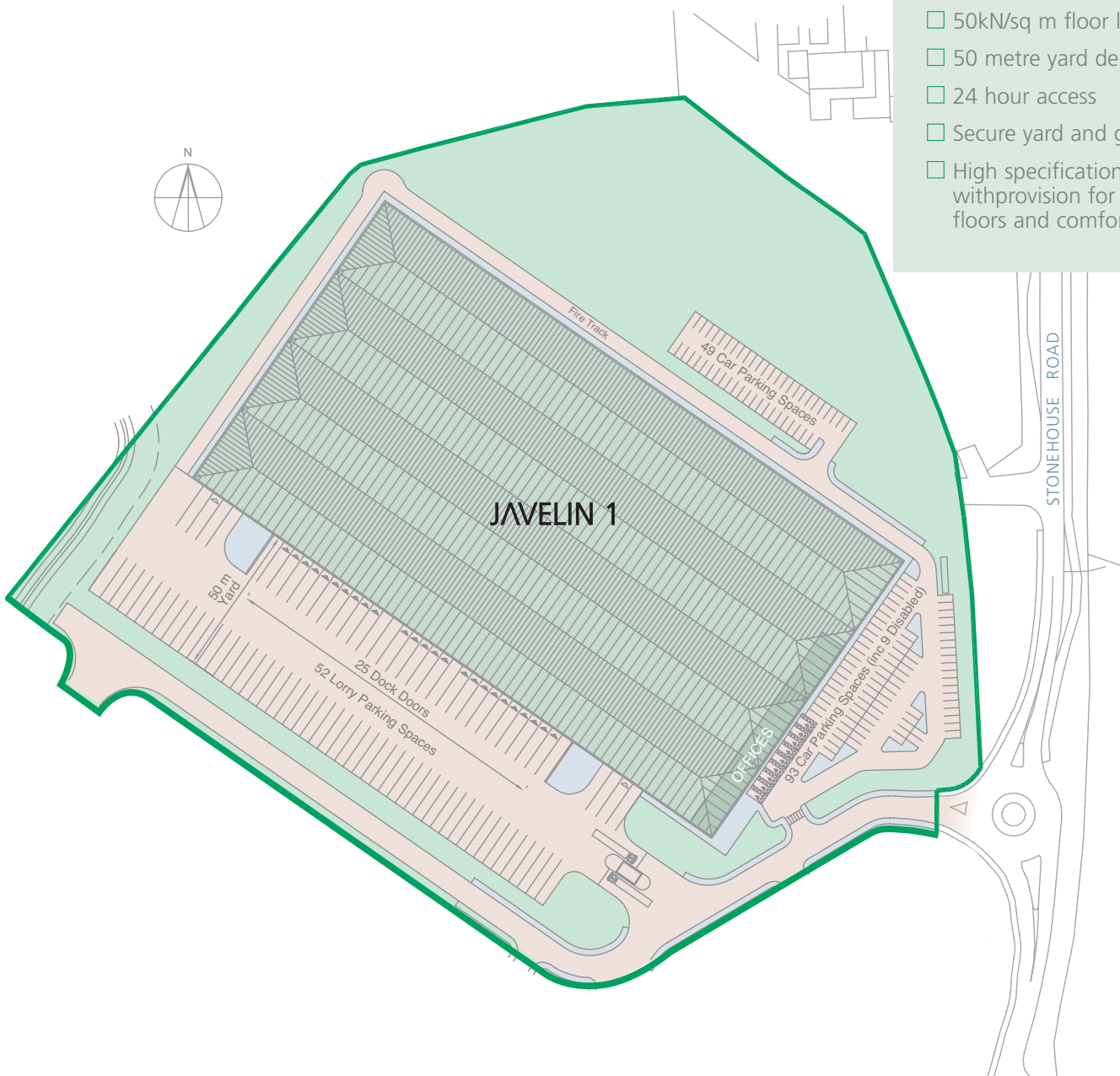
**272,700 sq ft**  
25,335 sq m

- HGV parking **85** (including 25 loading)
- Car parking **142** (including 9 disabled)
- Haunch height **12 metres**
- Dock levellers **25**
- Level access **2**



## Other benefits include...

- 50kN/sq m floor loading
- 50 metre yard depth
- 24 hour access
- Secure yard and gatehouse
- High specification offices with provision for raised floors and comfort cooling



# JAVELIN PARK

The site allows for many building options from a single unit of 272,700 sq ft to smaller units from 20,000 sq ft.



## Terms

Buildings at Javelin Park will be built to occupiers' particular requirements. A range of freehold and leasehold packages can be tailored to suit.

## Planning Permission

Javelin Park is a key employment site and has an extensive range of warehousing planning permissions. A representative range of examples is demonstrated here. The Park can also accommodate recycling uses.



## Alternative site layout

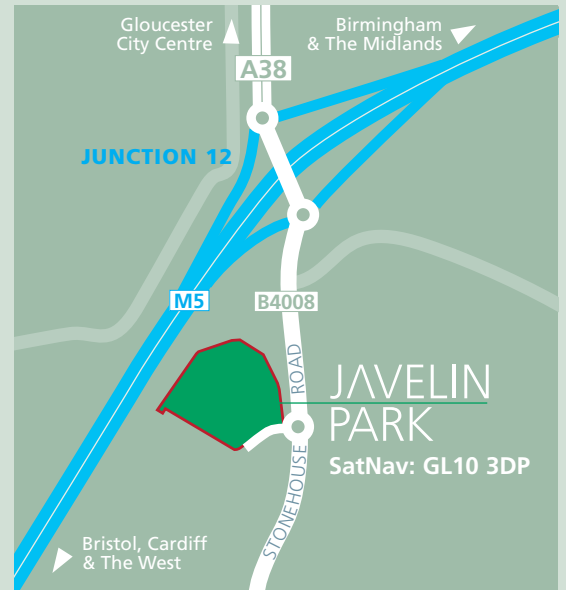
showing a range of unit sizes from 20,000 sq ft to 100,000 sq ft

# JAVELIN PARK

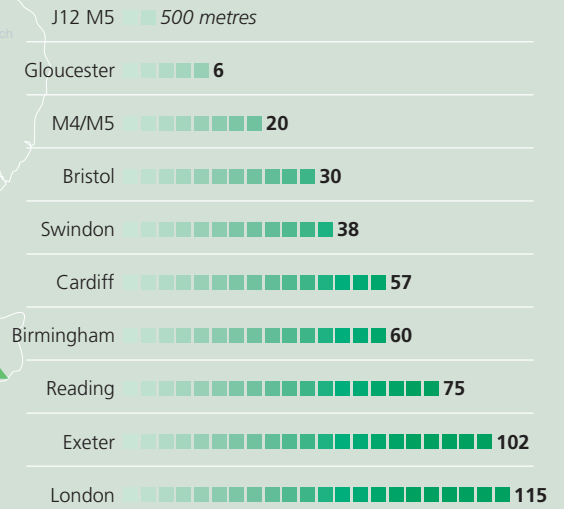
Javelin Park is ideally situated only 500 metres from Junction 12 of the M5, giving immediate access to the national motorway network. Stonehouse rail station is within 4 miles and nearby Gloucester station provides direct rail services to Bristol Parkway (approx 36 minutes).

**Drive times**

- 2 hours
- 3 hours
- 4.5 hours



## drive distances (miles)



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**020 7935 4499**  
**0117 917 2000**

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