



Innsworth

District Centre

GL3 1HW

Location

Innsworth District Centre is located at the heart of Innsworth, a growing residential suburb on the north side of Gloucester.

The ten acre site is located at the junction of Frog Furlong Lane and Innsworth Lane occupying a prominent position opposite existing housing and on the main road linking Gloucester and Cheltenham. Access will be further improved with the construction of a brand new link to the A40 adjacent to the site.

The Development

The Development forms part of a wider mixed use scheme that also includes 1,300 new homes, an office park and a new business park.

The District Centre benefits from outline planning consent for a supermarket of 21,528 sqft (2,000 sqm) GIA, retail kiosk units, public house/restaurant, leisure centre, health centre, nursery, community centre and offices. Alternative uses may also be permitted subject to planning.

Key Features

- Largest single provision of local shopping, leisure and healthcare facilities in the north side of Gloucester
- Prominent main road location with excellent links to Gloucester, Cheltenham and Gloucestershire Airport
- Access to 2,300 homes in the Innsworth catchment once the wider development has completed
- Added benefit of central location with potential to draw from Churchdown, Longlevens, Twigworth, Longford with over 12,000 people living within a 5 minute drive time of the site.
- Major military base at Imjin Barracks home to the Allied Rapid Response unit where 9,000 foreign personnel and UK military are stationed
- Innsworth Technology Park home to 80 local businesses
- Over 193,000 sqft (17,930 sqm) of new office and industrial development as part of the wider scheme.

Quoting Terms

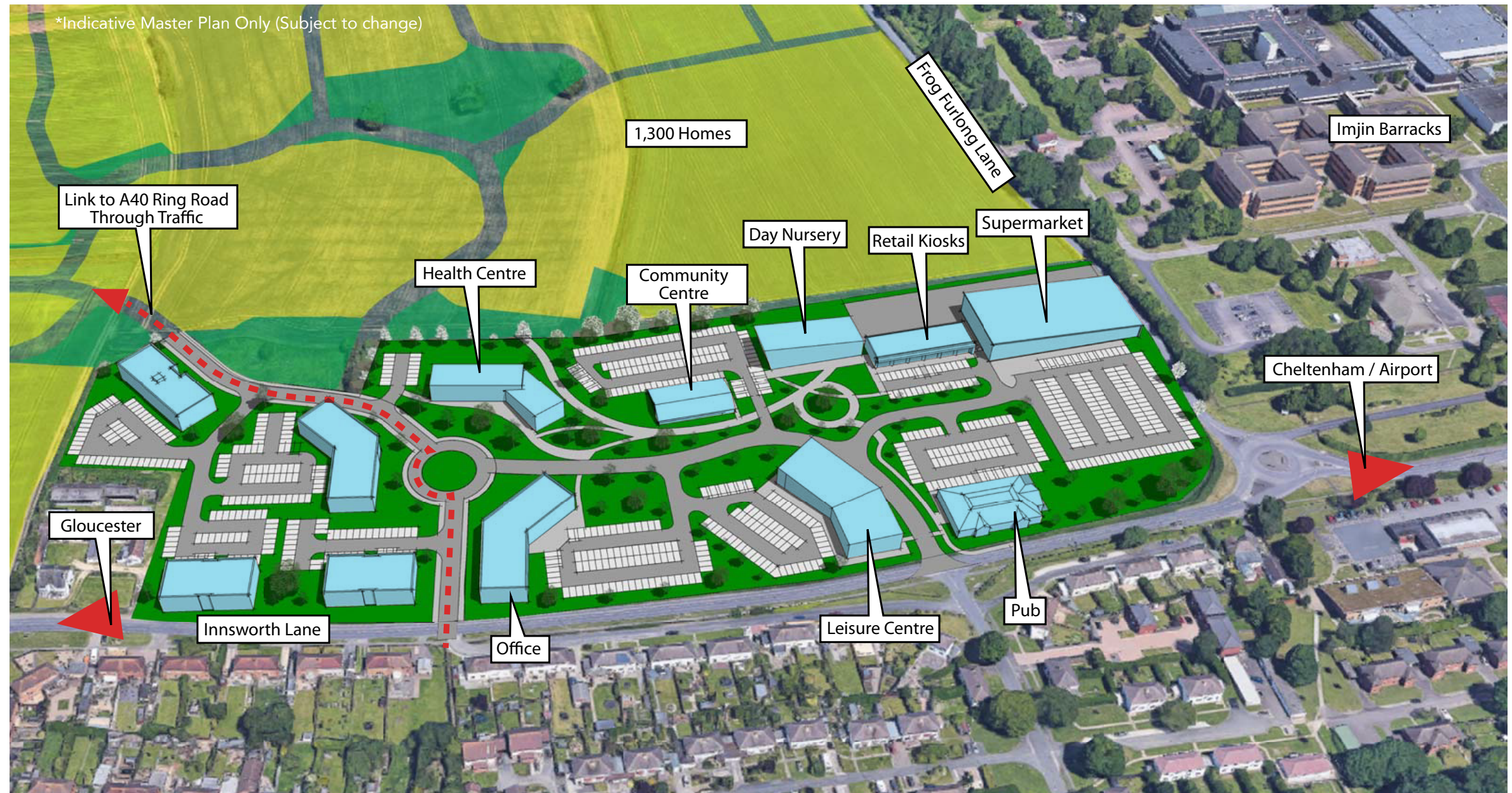
New build premises will be available on a leasehold or freehold basis on a phased basis from late 2020. Full terms available upon application to the joint agents.

Specification

The units will be delivered to a shell specification with capped off services and shop fronts, where applicable.

VAT

VAT is applicable to the rent and sale price.



"New facilities for a growing community"





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Enquiries:

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