

# STAVERTON

ASHVILLE BUSINESS PARK | GLOS | GL2 9QJ

**BUILT TO SUIT YOUR NEEDS**

**LEASEHOLD / FREEHOLD UP TO 35,000 SQ FT - 1.6 ACRES**

A prominent new build opportunity on an established business park with excellent M5 access

Pre-sold new  
Jaguar Land Rover  
showroom

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showroom

New HQ Building  
Spectrum Medical



Mercedes-Benz

Gloucester

Cheltenham Road East

Cheltenham/M5

SUITABLE FOR A VARIETY OF USES INCLUDING CAR SHOWROOM,  
BUSINESS UNITS, TRADE, MEDICAL, OFFICE AND INDUSTRIAL

STRATEGICALLY LOCATED BETWEEN  
GLOUCESTER & CHELTENHAM

WITHIN MODERN BUSINESS  
PARK ENVIRONMENT



# be in good company



## Jaguar Land Rover Pre-sold

- New car dealership coming soon
- Car showroom and servicing facility
- 4 acre site



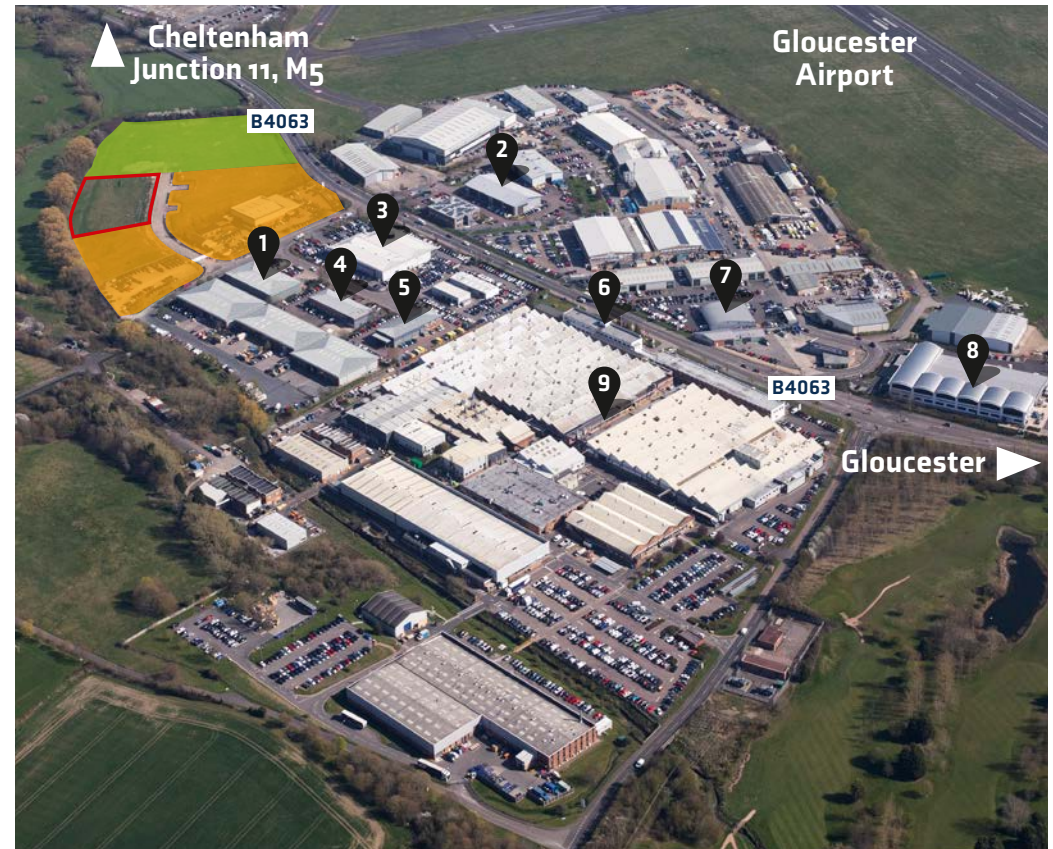
## Spectrum Medical Pre-sold

- New UK HQ facility coming soon
- Design and Build for specialist medical product design company
- Extends to 60,000 sq ft on 3.8 acre site



## Mercedes-Benz Completed and occupied

- Car showroom and servicing facility
- Fully developed and occupied
- Prominent 3 acre site



### Location

A high quality development superbly located between Gloucester and Cheltenham. Existing occupiers include Mercedes-Benz, Jaguar Land Rover, and Digraph with major occupiers in the immediate locality including GE Aviation, Safran Landing Systems, Triumph Aviation and Gloucester and Cheltenham Mitsubishi.

### Occupiers

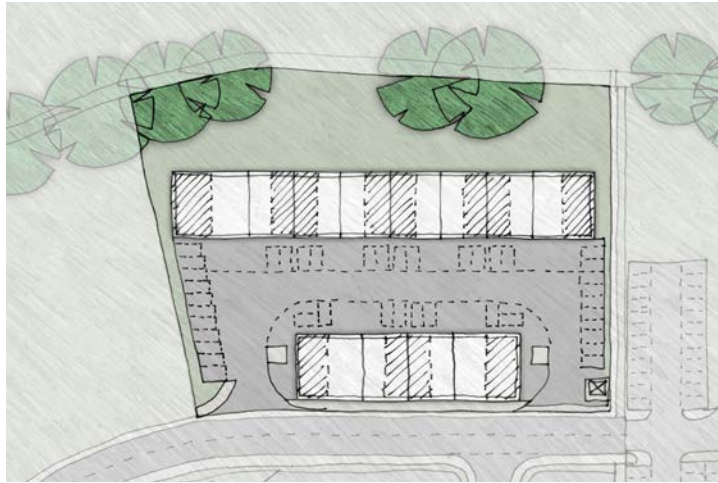
- 1 Digraph
- 2 Spectrum Medical
- 3 Mercedes-Benz
- 4 St John Ambulance
- 5 NHS Ambulance
- 6 Safran Landing Systems
- 7 Mitsubishi
- 8 Triumph Aviation
- 9 Messier Dowty

# built to suit your needs

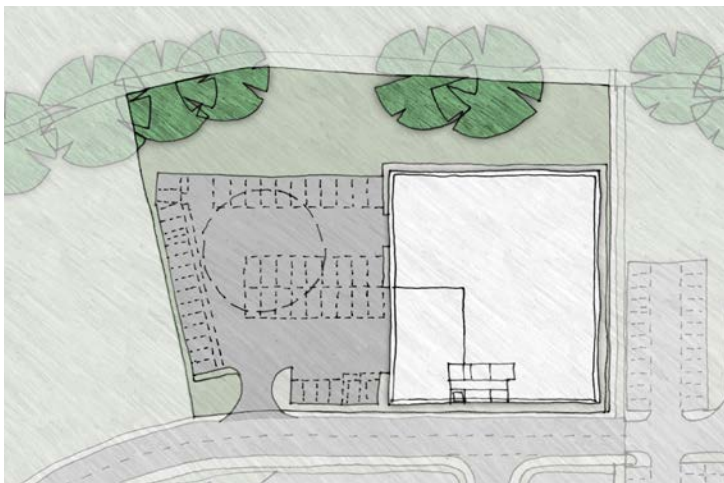
## Dedicated Industrial Units - 10,000 SQ FT+



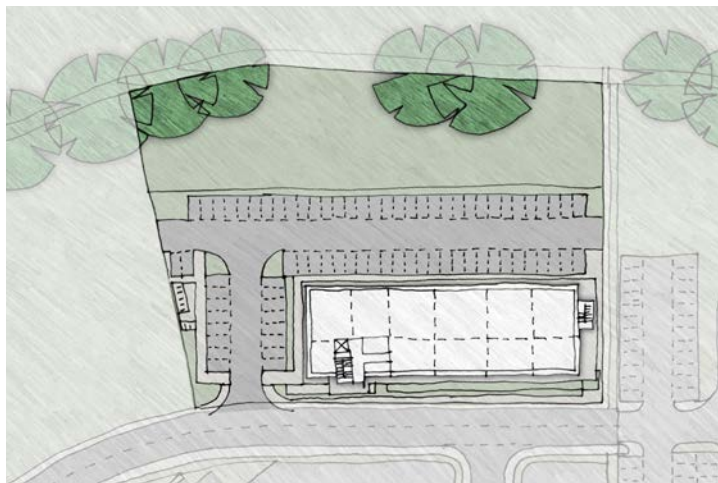
## Small Units/Trade from 1,500 SQ FT+



## Detached Building - 35,000 SQ FT



## Office/Medical - 25,000 SQ FT



### Availability

Ashville Business Park can cater for any size requirement with units from 1,500 sq ft to 35,000 sq ft on lease or freehold basis. The final plot is fully serviced with necessary infrastructure and estate roads ready for development.

### Design & Build

Freehold or Leasehold packages are available and the developers can offer design and build to suit occupier's bespoke requirements.

### VAT

All figures are quoted exclusive of VAT if applicable.

### Quoting Terms

Available upon request.

### Planning

The wider site is fully developed and implemented under a previous consent providing roads and services. The remaining land and plot is currently pending allocation for B1, B2 and B8 Employment Use via Tewkesbury Borough Council.



# how to find us



## Travel Distance

Junction 11 M5	2.5 miles
Cheltenham	4 miles
Gloucester	4 miles
Swindon	36 miles
Bristol	43 miles
Oxford	48 miles
Birmingham	50 miles
Cardiff	60 miles

## Connections

Train Station	3.5 miles
Airport	0.5 miles
Motorway Junction	2.5 miles

## Estate Management



An estate service charge will be levied to all occupiers to cover the maintenance and management of common areas or service.

## Previous developments include



Offices - Swindon



Industrial - Wiltshire



Public House

## Further Information

Please contact the agent on:



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Ashville have over 45 years experience with design and build properties ensuring a quality product that provides tailor made solutions to your property needs.

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