



Retail/Restaurant Units TO LET

Units from 999 sqft - 4047 sqft

New Retail and Business development, located on the edge of the city centre with excellent direct access to A40/M5 and Gloucester Railway Station.

- Adjacent to Costa Coffee (under construction)
- Rygor Mercedes (under construction)
- Morrisons Supermarket (complete)
- Alternative configuration on Phase 2 Available (subject to planning)



triangle park

Metz Way Gloucester GL1 1AH

LOCATION

The development is superbly located on the eastern edge of Gloucester city centre, accessed from Metz Way; the main arterial route connecting the Gloucester ring road, A417 and M5 into Gloucester city.

The site also benefits from close proximity to Gloucester Mainline Train Station, providing services to London Paddington, Bristol, Cardiff and Cheltenham, along with other public transport links. The immediate area is regarded as the prime out of centre retail and employment location for Gloucester.

THE SCHEME

The Restaurant/Retail Zone comprising 8,191sqft of A1- A5 consented uses; including a Costa Coffee drive thru unit. Further units proposed from 999sqft to 4,047sqft.

Alternative configurations on phase two can be considered subject to planning.

SCHEDULE OF ACCOMMODATION

PHASE ONE (under construction)

Unit B	Costa Coffee Drive Thru
Unit C	1,199 sqft under offer
Unit D	999 sqft under offer

PHASE TWO

Unit E	1,424 sqft
Unit F	1,199 sqft
Unit G	1,424 sqft

TENURE

All units will be available on full repairing and insuring leaseholds.

Please contact the agents for further details.

Important Notice: These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



ALL ENQUIRIES



PROPERTY CONSULTANTS

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Please contact the sole agents.

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Another development by:

