



Phase 1 now completed

Retail/Restaurant Units TO LET

Units from 1,095 sqft - 3,928 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.

Alternative configuration on Phase 2 available (subject to planning)

- Adjacent to Costa Coffee
- Rygor Mercedes
- Morrisons Supermarket



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 8,191 sqft of A1-A5 consented units. Phase One comprising the Costa Drive-Thru and Units 2 and 3 is complete. Phase Two will comprise a second Drive-Thru restaurant of 1,500 sqft and three in-line units totalling 3,928 sqft available as a whole or subdivided from 1,095 sqft.

SCHEDULE OF ACCOMMODATION

PHASE ONE (Complete)	
Unit 1	Costa Coffee Drive Thru
Unit 2	Consul
Unit 3	I Grill
PHASE TWO	
Drive Thru	1,500 sqft
Unit 4	1,095 sqft
Unit 5	1,095 sqft
Unit 6	1,738 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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Another development by:

