

# SPINNAKER WORKS

SPINNAKER ROAD, HEMPSTED, GLOUCESTER GL2 5DG

Substantial

Industrial

Production and

Office Facility

For Sale Freehold

94,282 sq ft (8,759 sq m)  
on a site area of  
4.38 acres (1.77 ha)

[www.spinnaker-works.co.uk](http://www.spinnaker-works.co.uk)

# RARE OPPORTUNITY TO ACQUIRE A FREEHOLD OF THIS NATURE



ON 4.38 ACRES

- Substantial Manufacturing Facility totalling 94,282 sq ft (8,759 sq m).
- Total site area - 4.38 acres (1.77 hectares).
- Main building extends to approximately 90,000 sq ft with 10% office content.
- Modern section completed in 2021.
- Property includes a separate storage unit of approximately 4,941 sq ft (459 sq m).
- The site has a substation and two 1500KVA electricity transformers.
- The main building has a sprinkler system and a 750,000 litre water storage tank.
- The property has an intruder alarm system, including PIR and door sensors, smoke detection and CCTV system.



# JUST 1 MILE FROM GLOUCESTER CITY CENTRE

5 MILES TO J11A M5



## LOCATION

The property is situated on Spinnaker Road, approximately 500m from its junction with Hempsted Lane in a predominantly industrial area approximately 1 mile to the southwest of the City Centre.

Hempsted Lane forms part of Gloucester's South-Western Bypass which provides good access to the west of the city via the A40, to the south of the city towards the Quedgeley bypass (A38) and to the inner ring road, Trier Way, via a bridge over the Gloucester Sharpness Canal.

Hempsted Lane has been upgraded which has improved access and circulation in the area.

## GLOUCESTER LABOUR MARKET

Engineering and manufacturing is a sector that is already worth £2.8 billion and employs over 35,000 people in Gloucestershire.

Gloucestershire employment rate (Oct 23) was 2.4% which is lower than those reported for the South West (2.5%), England (3.8%) and the UK (3.7%).



# MANUFACTURING / OFFICES / STORAGE

## SELF-CONTAINED



### SITE DESCRIPTION

**The property comprises a substantial industrial/office complex set in a self-contained site with 3 electronically operated gated entrances.**

A tarmac surfaced road provides access around the perimeter of the main building and there are a number of concrete loading areas.

There is a visitors car park adjacent to the office building with 7 spaces and a staff car park provides 98 spaces.

The property has a substation which is situated in the car park.



 **Generous Parking Allocation**

 **3 Electronically Operated Gates**

# 89,341 SQ FT INCLUDING 10% OFFICE CONTENT

PLUS STORAGE UNIT OF CIRCA 5,000 SQ FT

## PRODUCTION AREA

**The main building is of steel portal frame construction with mainly insulated clad elevations and a fully clad roof incorporating translucent panels at regular intervals.**

Loading doors are provided from the front, side, and rear elevations. The eaves heights range from approximately 6m to 7m.

The original building has been extended to the front and side and the accommodation comprises 3 production areas and WC facilities are provided.

A mezzanine floor has been installed and is accessed from the main production via a steel staircase or alternatively by way of a goods elevator. It provides a maintenance area, locker rooms and a staff canteen.

There are 2 electrical rooms, a compressor room, and a covered lean-to bulk storage area to the rear of the property.

A sprinkler system has been installed in the production areas, which are lit by way of overhead LED lights, have painted floors and electrics have been distributed.

## TWO STOREY OFFICES

**The office accommodation is attached to the production area and is of steel frame construction with part brick/part clad elevations under a mono pitched clad roof.**








The ground floor comprises a reception area, production area and range of offices and on the first floor, there are further offices and a board room.

In general, the offices have painted plastered walls, suspended ceilings with inset LED lights, carpet or vinyl floor coverings, perimeter trunking, aluminium double-glazed windows with security grills on the ground floor, and the offices are heated by way of a central heating system via radiators.

## STORAGE

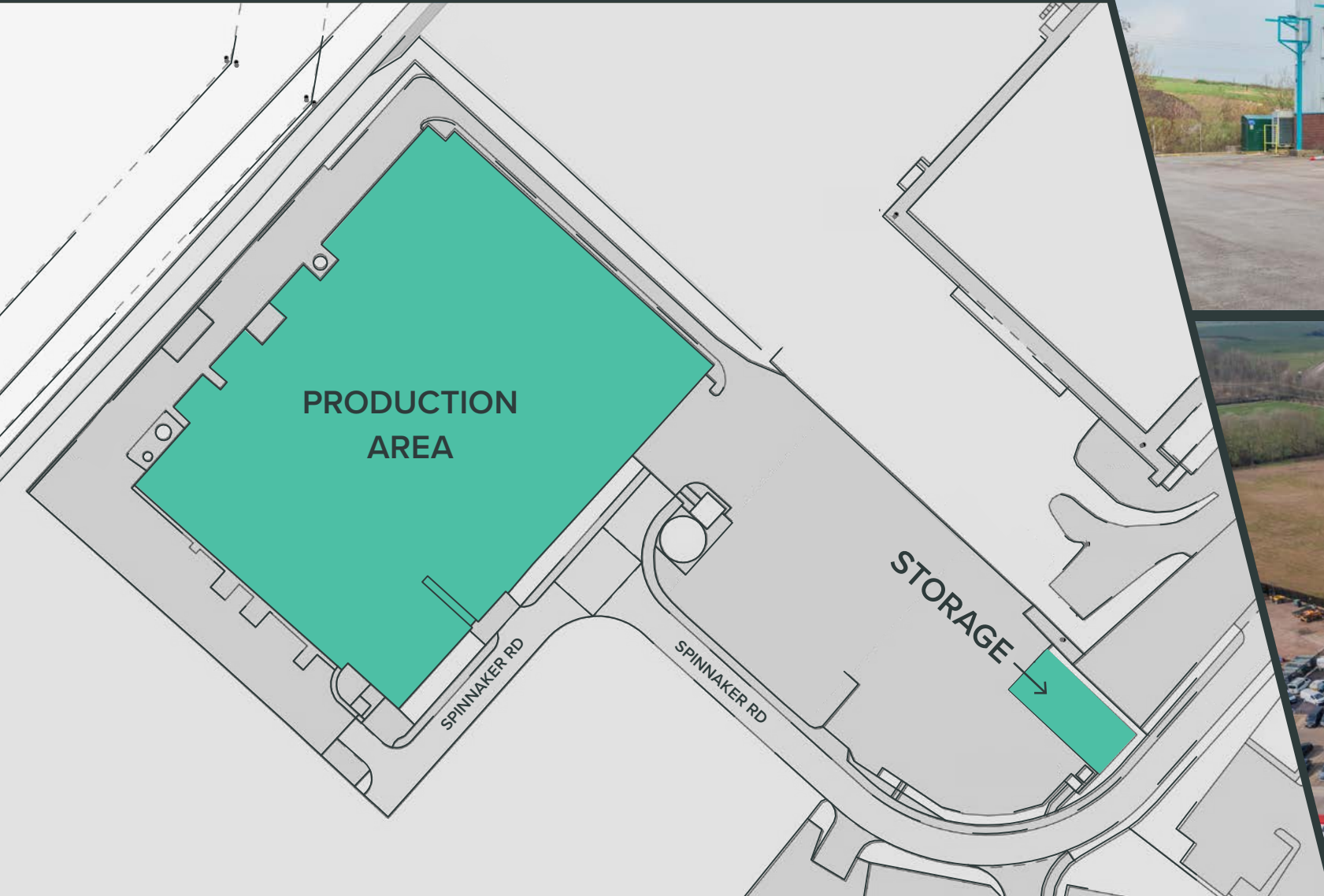
**The property is of steel frame construction with metal clad elevations under a pitched clad roof incorporating translucent panels.**

The front elevation is open sided and the eaves height is approximately 5.6m. There is a tarmac surfaced area in front of the property with 37 lined parked parking spaces.

-  **Steel Frame Construction**
-  **Fully Clad Roof incorporating translucent panels**
-  **Two Storey Offices**
-  **Full height reception area**
-  **Staff canteen and locker rooms**
-  **Designated Parking**
-  **Eaves height up to 7m**

4.38 ACRES  
(1.77 HA)

SITE AREA



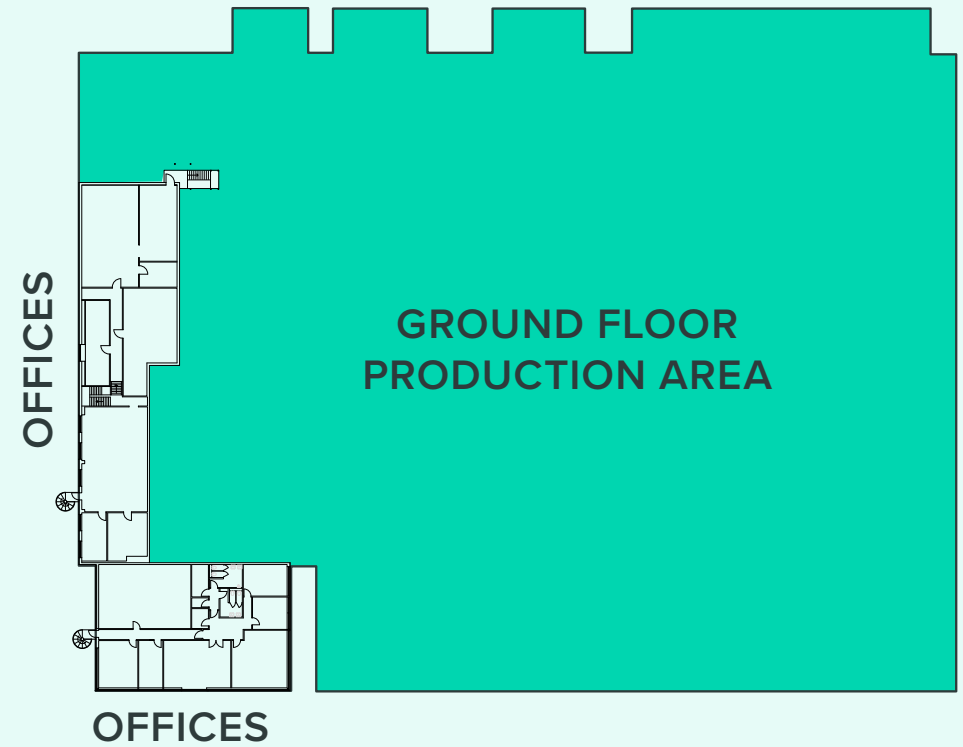
# MANUFACTURING / OFFICES / STORAGE

INCLUDING RECEPTION AREA

## GROUND FLOOR



## FIRST FLOOR OFFICES



ACCOMMODATION	AREA SQ FT	AREA SQ M
Production	80,579	7,486
Office Accommodation	8,762	814
Storage	4,941	459
<b>TOTAL</b>	<b>94,282</b>	<b>8,759</b>
Car Parking:	Staff 98	Visitor 7



SPINNAKER  
WORKS



# GLOUCESTER GL2 5DG

///EDGES.COOL.BEARD

## DRIVE

	Distance	Time
Gloucester City Centre	1 mile	5 mins
M5 J12	5 miles	11 mins
M5 J11a	5 miles	16 mins
M4/M5 Interchange	25 miles	34 mins
Bristol	33 miles	1 hr
Swindon	35 miles	56 mins
Birmingham	56 miles	1 hr 15 mins
Exeter	102 miles	1 hr 40 mins
West London	105 miles	2 hrs

## AIRPORTS

Gloucester Airport	9 miles	23 mins
Bristol Airport	45 miles	1 hr 12 mins
Birmingham Airport	63 miles	1 hr 20 mins
Cardiff Airport	77 miles	1 hr 44 mins
East Midlands Airport	95 miles	2 hrs
Heathrow Airport	100 miles	1hr 57 mins

## PORTS

Bristol Port	33 miles	47 mins
Southampton Port	104 miles	2 hrs 16 mins
Dover Port	190 miles	4 hrs 40 mins



# FURTHER INFORMATION

FIND OUT MORE

## RATES

The Rateable Value listed on the Valuation Office Agency website is £345,000.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## PLANNING

The property has been used for General Industrial, Offices and Storage and Offices which fall within Classes B2, B8 and E (formerly B1), of the Use Classes Order.

## TERMS

The property is offered freehold with vacant possession.

## PRICE

On application.

## VAT

The property is elected for VAT, and it will be applicable on the purchase price.

## EPC

An EPC is being prepared. Please ask the agents for full details.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, ASH will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

## INFORMATION PACK

Available from the agents upon request.

# SPINNAKER WORKS

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[spinnaker-works.co.uk](https://spinnaker-works.co.uk)



**For further information or to request a viewing, please get in touch with the sole agents:**

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