

Waterwells Business Park, Gloucester

Client

Nicholson Estates

Services Provided

Industrial Agency
Office Agency

Timescale

October 07 - Present

Alder King Contact



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The Project

Waterwells Business Park extends to approximately 80 acres and is located with direct access from the A38 dual carriageway approximately 1 mile north of Junction 12 of the M5.

The land had been predominantly used for agricultural purposes and had been designated within the Local Plan for employment use. Subsequently an outline planning consent for B1, B2, B8 and ancillary uses was secured.

Alder King were initially instructed to provide advice in relation to the original option agreements and subsequently to advise on the master planning, marketing, sales and lettings for the scheme.

Coinciding with the construction of the first phase of infrastructure which provided an access from the A38, sale agreements were entered into with Bass Developments to provide a restaurant/public house and a 106 bedroom hotel, thereby providing on-site amenities at an early stage of the development process

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PROPERTY CONSULTANTS

Bristol 0117 317 1000

Cardiff 029 2022 0000

Exeter 01392 353080

Gloucester 01452 623290

Swindon 01793 615477

Taunton 01823 444879

Truro 01872 222174

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BRUNSWICK HOUSE, GLOUCESTER
BUSINESS PARK, GLOUCESTER GL3 4AA

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Waterwells Business Park, Gloucester

A full scale marketing campaign commenced including provision for freehold turnkey sales, pre-let agreements and land sales.

Presently some 65 acres have been developed or sold, including a total of approximately 600,000 sq ft of accommodation, representing a level of annual take-up greatly exceeding regional averages. Major occupiers include Gloucestershire Tri-Service Authority (40,000 sq ft), Gloucestershire Constabulary (80,000 sq ft), Industrial Fasteners Plc (70,000 sq ft) and Parcel Force (28,000 sq ft).

Plot sales to specialist speculative developers have been completed including Gladman Developments providing 80,000 sq ft of office space, Bristol Estates providing a total of 30,000 sq ft of industrial space, Rokeagle providing 60,000 sq ft of industrial space, Duo Build providing 30,000 sq ft of industrial space and Glenmore providing 50,000 sq ft of industrial space.