

**GLOUCESTER CITY
EMPLOYMENT LAND REVIEW**

SEPTEMBER 2019

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1 Introduction and overview

- 1.1 This assessment has been undertaken to support the Gloucester City Plan (GCP). It provides a review of existing employment land located within administrative boundary of Gloucester City Council, providing a health check of the sites and premises. In total, it examines **75** individual sites in the city in order to understand spatial characteristics, mix of uses, occupancy and vacancy rates and relevant planning history over the past five years. It includes industrial estates, business parks and substantial units. It does not include small-scale premises such as those above commercial premises in the city centre.
- 1.2 It forms a part of an employment evidence base that underpin policies contained within the GCP and should be read alongside the Employment Background Paper (September 2019) and annual employment monitoring reports.
- 1.3 The structure of this report is as follows:
 - Section 1: Provides an introduction and overview;
 - Section 2: Sets out the methodology undertaken in preparing this report;
 - Section 3: Summarises key trends and conclusions;
 - Appendix 1: Provides a summary of the key characteristics for each of the sites assessment, include no of units, mix of uses and vacancy rates; and
 - Appendix 2: Provides a detailed proforma for each of the sites, including occupiers, commentary and photographs.
 - Appendix 3: Is a city-wide map showing the location of all sites assessed.

2 Methodology

- 2.1 The study was undertaken via a three-stage process between June and August 2019:

Stage 1: Review of existing information
- 2.2 A full review of existing information in relation to employment locations was undertaken in order to provide a baseline position in relation to the supply and location of sites. This drew on previous evidence base documents, including the JCS Review of Business Parks undertaken by Nathaniel Lichfield and Partners in 2011, and the My Local Economy ‘Strategy Options’ and evidence base, undertaken to support the Gloucester City Plan (GCP) in 2017.
- 2.3 This was then supplemented by a review of the most recent employment monitoring reports in order to establish if any additional sites had come forward, or had been granted planning consent, since the last evidence was collected.
- 2.4 The study does not include sites that are wholly occupied by retail uses. This is not the focus of this assessment and will be covered as part of the Joint Core Strategy (JCS) Retail and City / Town Centre Review, which has already commenced. This study does however include retail uses where they are located within an employment area or, as in many cases, where there are retail uses fronting onto a major highway, as part of a wider area of employment land.

- 2.5 Within Gloucester there are several very large employment areas. For ease of assessment, some of these sites were broken down into smaller areas, using hard boundaries, such as roads, or using obvious changes in the character of an area, for example from employment to residential.

Stage 2: Site visits

- 2.6 During July and August 2019, officers conducted on-site surveys at each of the employment locations identified. The purpose of the site visits was to collect the following information:
- Confirm the number of units;
 - Record occupiers of the units, its Use Class (where known or obvious) and those that were vacant; and
 - Review and comment on the quality of the local environment and accessibility.
 - Take photos in order to provide a snapshot of the state of the employment location at that particular point in time.

Stage 3: Desk-based assessment and calculation

- 2.7 This was then followed by a desk-based analysis which aimed to corroborate the findings from Stage 2 information from online sources and internal systems. Mapping tools were used to confirm the approximate extent of the employment areas in hectares and the character of the occupiers on site was then calculated, along with a vacancy figure.
- 2.8 The Council's internal system was used to review any relevant planning history for the whole of the employment sites over the last five years (i.e. 2014 – 2019). This was in order to understand if there were any locations that were subject to applications for changes of use to alternatives (via change of use or redevelopment), and thereby indicating the site was struggling or failing, with the landowner seeking alternative use(s). Equally, it was undertaken to understand recent investment in sites and buildings and expansion of businesses.
- 2.9 Where the Use Class of a particular occupier was not known or not easily identifiable, this was established through one of two mechanisms (1) a search was undertaken of the consented Use Class using the Council's internal systems or (2) an internet search was undertaken in order to understand the nature of the work undertaken within the unit.
- 2.10 Each employment location is accompanied by a full site proforma (see Appendix 2), which sets out the following information:
1. Site size
 2. Number of units on-site
 3. List of occupiers
 4. Breakdown of Use Classes
 5. Occupancy / vacancy rate
 6. Relevant planning history
 7. Commentary (covering a description of the employment area, its character, overview of performance, transport accessibility and proximity to shops, services and facilities.
 8. Photograph(s)

- 2.11 Appendix 3 provides a city-wide map, showing the location and extent of each of the employment locations assessed.
- 2.12 Please note, this study does not provide an exhaustive list of sites and premises that are subject to the employment policies in the city plan. These policies apply to any site, premises currently or last in use, or with planning consent, for employment uses.

3 Key outcomes and conclusions

Employment profile

- 3.1 The site surveys have provided a snapshot in time that provides a broad figure for the amount of employment land in the city, the variety of uses, occupancy and vacancy levels. Overall, it shows that Gloucester's existing stock of employment land is performing very well, provides a variety of different types of accommodation, which meets the needs of Gloucester's varied economy.
- 3.2 In total, Gloucester has approximately 280 hectares of employment land, including the city centre and Gloucester Docks and Quays. This amounts to almost 900 individual business units which tend to be focussed in a ribbon formation from Waterwells in the south, through the Barnwood in the north. In total, 75 employment sites were tested, which can broadly be grouped into eight employment areas.
- 3.3 At the time the survey was undertaken, the occupancy levels of all units was at around 90%. However, this includes Access Park which is currently vacant and subject to a planning application for redevelopment to provide a wider variety of employment generating uses. Within Access Park included in the calculation, occupancy rates increase to 92%. This figure suggests that the property market in Gloucester has some fluidity. A figure between 90%-95% suggests a healthy churn rate, seeing businesses move on to new premises as they grow, freeing up capacity for new businesses to move in.
- 3.4 Within this figure, there are some employment locations performing better than others. The lowest level of occupancy is ELR034 Kingsholm Business Park which, at the time of the survey, was at 33%, because of the vacation of units by a major business; at the time of writing the units are being actively marketed. Triangle Park - site ELR038 - was at 56%; however, this is largely because a planning consent for new employment units has recently been completed, so the site is not yet fully occupied. The rest of the site is performing well. Most employment areas are operating at occupancy levels between 80% and 100%.
- 3.5 In terms of the mix of different uses, approximately over 60% of occupied units are within Use Classes B1, B2 and B8. When Sui Generis uses are included, this increases to around 70%. Other employment generating uses tend to be small-scale, ancillary or fronting onto main roads, for example retail uses that require visibility. Over recent years, there are several examples of where single occupier office buildings have been converted and subdivided into flexible, serviced, offices and co-working spaces; these include Regus at North Warehouse in the Docks and Conway House of Worcester Street, BizSpace at Corinium House and Fig Offices at Southgate House. There is also evidence of the same business

operating from several different locations in the city, suggesting a lack of space within the city to expand.

- 3.6 The survey work reviewed planning activity within the last five years in order to understand whether there were certain sites where a lack of demand resulted in planning applications for a change of use or the redevelopment of the site. Equally, whether new employment uses and investment in existing sites was occurring. Overall, the assessment shows that in most cases, there has not been any or very little activity; this, coupled with high levels of occupancy suggests the sites are performing well, meet business needs and are fit for purpose. Some sites have been subject to planning applications for extensions to existing units and/or new employment uses, for example at Waterwells, Lower Tuffley Lane and Triangle Park. 'Land at Barnwood Link' is now coming forward as evidenced through recent planning applications (see employment land monitoring).
- 3.7 In terms of accessibility, given that Gloucester is a small urban area with a central train station and bus station (known as the Transport Hub), and is serviced by good quality and high frequency bus services, all sites perform relatively well. Some areas are a little remote, and in others there is a reasonable walk in order to access public transport. It is true to say that most areas can be easily accessed by bicycle, with the city fairly well served by dedicated cycle lanes. No areas in this study can be described as inaccessible by modes of transport other than the private car.

Spatial characteristics

- 3.8 There is a strong focus within certain areas of the city for certain types of employment uses. Generally, there is a 'ribbon' of employment uses running from the south of the city through Waterwells, Quedgeley, Bristol Road/Hempsted, the city centre, Eastern Avenue and Barnwood. Appendix 3 of this report shows the locations and extent of the employment areas that have been assessed. Within this ribbon, there are distinct areas with similar characteristics – these are as follows:

Waterwells

- 3.9 This is an area to the southern periphery of the city, on the boundary with Stroud District Council. The site became a draft allocation in the City Council's Local Plan around 2000 (known as 'Waterwells Farm') and has since developed through an outline and subsequent reserved matters consents to form one of the city's strategic employment areas and provides an attractive, purpose built and well managed environment. Waterwells includes the assessment sub-areas ELR011A to ELR011F. Its location is attractive to businesses given its excellent highways links to the A38 and M5 to the south and good quality / high frequency bus services, including Waterwells Park and Ride, located within the site. Further to the south, in Stroud District, the Hunts Grove urban extension (allocated in the Local Plan) is also developing and provides an additional 20 hectares of employment land, as well as residential development, a local centre and other community infrastructure. The employment land to the south forms a natural extension to Waterwells and is itself well occupied.
- 3.10 Waterwells is heavily characterised by B Use Class businesses, but also provides a range of other employment generating uses (such as sui generis and conferencing) and uses that

support the wider function such as a hotel, pub, cafes and small-scale retail. It is home to some large high-profile businesses and is also a hub for Gloucestershire emergency services. Kestral Court is a complex of smaller business units and provides a wider range of uses, including some retail and serves. Vacancy rates are low and recent planning applications indicate continued investment and growth. In response to this, the Pre-Submission Gloucester City Plan (GCP) allocates a small extension to the area known as 'Land at Lynton Fields'. This represents the last remaining available land that can be brought forward for this use, being a green field site sandwiched between the existing Waterwells employment area and an existing car storage and maintenance business (The International Motors Group).

Quedgeley

- 3.11 Quedgeley is in the southern part of the city, slightly to the north of Waterwells (discussed above). Historically, the area was in Stroud District Council's administrative area and was absorbed by Gloucester City Council in the 1990's. Quedgeley includes sub-areas ELR010, ELR014, ELR021 and ELR031, which incorporate Goodrich Industrial Estate, Green Farm Business Park, Olympus Business Park and the Space Business Centre. These different employment areas have come forward at different times, from the 1970's through to the early 2000s. For this reason, there is a marked difference in the age and, in some cases, the quality of the accommodation. Overall, they provide an attractive, purpose built and well managed environment.
- 3.12 Quedgeley is heavily characterised by B Use Class businesses and forms a strategic employment location for the city. Olympus Park provides some of the larger business units, whilst the Space Business Centre provides many small units suitable for smaller business and start up units and has also become popular for other shops, services and facilities, probably because of its location adjacent to Quedgeley District Centre, which is a focus for a substantial (and growing) residential community in the wider area. Vacancies are low and recent planning applications demonstrate continued investment and growth, although most businesses have occupied the units for a considerable period.
- 3.13 As with Waterwells, the location is attractive to businesses given its excellent highways links to the A38 and M5 to the south and good quality / high frequency bus services, including Waterwells Park and Ride, located within the site.

Cole Avenue and Tuffley Lane

- 3.14 This employment area is located to the north and south of Cole Avenue, being on the other side of the A38 to the Quedgeley employment area, discussed above. It represents an older employment area that grew through the 1960's and 1970's, forming many different sites. Cole Avenue and Tuffley Lane includes sub-areas ELR001, ELR004, ELR017A – ELR017H, ELR024 – ELR026, ELR032, ELR056 and ELR050, incorporating areas such as Land between Bristol Road the Canal, Lower Tuffley Lane and Empire Way Trading Estate.
- 3.15 The area is heavily characterised by B Use Class businesses, albeit with a wide mix of other uses. The location adjacent to the Cole Avenue and Bristol Road has resulted in commercial uses that require visibility fronting onto them, particularly vehicle sales, with other businesses then occupying areas to the rear. There are also some retail units and trade counter use that provide an agglomeration of building/home improvement type businesses.

Buildings types range considerably but tend to be lower quality and lower density. Despite this, occupancy levels were high at the time the survey was undertaken, and it can be concluded therefore that this area of the city makes an important contribution to the local economy, providing lower quality yet affordable accommodation that supports the diverse range of activity that makes up Gloucester's economy.

- 3.16 Within the area there aren't many shops, services and facilities, albeit there is a McDonalds and KFC restaurant. However, there are many located to the north along Bristol Road and to the south at Quedgeley, including the district centre, which are a short drive away. High frequency bus services operate along both Bristol Road and Cole Avenue. The area's location to the south of Gloucester, and proximity to the main trunk road network including the A38 and M5 motorway, mean there are excellent vehicular connections.

Bristol Road / Canal corridor

- 3.17 This employment area is largely located between the Gloucester Sharpness Canal and the northern section of Bristol Road. It represents an older employment area that first developed during the Victorian period, through to the early part of the twentieth century. Bristol Road and the canal corridor includes sub-areas ELR002, ELR020 and ELR043 – ELR046, including areas such as Mill Place, Madleaze Industrial Estate and Moreland Trading Estate. The area is bounded by the Gloucester Sharpness Canal to the west, with substantial residential development beyond Bristol Road to the east. Originally the employment area grew as businesses used the canal as a means of transport and acted as an extension to the Docks. The adjacent residential area provided a readily available pool of labour.
- 3.18 The area is heavily characterised by B Use Class businesses, albeit with a wide mix of other uses, particularly fronting Bristol Road. Buildings types range considerably but tend to be lower quality and lower density, but also include some historic (non-Listed) buildings and structures. Moreland Trading Estate is the former England's Glory match factory and has been sub-divided into 22 individual units of varying size and for a variety of uses, including B Use Class businesses, leisure, event space and retail. Occupancy levels were very high at the time the survey was undertaken, and it can be concluded therefore that this area of the city makes an important contribution to the local economy, providing lower quality yet affordable accommodation that supports to diverse range of activity that makes Gloucester's economy.
- 3.19 Bristol Road has many commercial uses fronting onto it, including shops, services and facilities that provide for the local business and residential communities. Bristol Road is one of the main routes into the city centre from the south and it is understood can become congested, particularly to the north. High frequency bus services operate close by along Bristol Road and Secunda Way.

Hempsted / Llanthony Road

- 3.20 The Hempsted / Llanthony Road employment area is located to the north of Hempsted village, and to the south west of the city centre and docks. It's an area that developed during the middle to mid/late part of the twentieth century and covers sub-areas ELR027 to ELR030, ELR033, ELR035 and ELR041, including Llanthony Business Park, Llanthony Industrial Estate and 125 Business Park. It is a mixture of different aged industrial parks, located in and

around Llanthony Road. Generally, the employment uses are lower quality, lower density / single storey units and heavily B Use Class focussed. However, it is well occupied and appears to provide for the needs of the local business community.

- 3.21 The area is in fairly close proximity to a large Sainsburys, Gloucester Quays, the Docks and the city centre, and therefore has good access to shops, services and facilities. The City Business Centre (ELR030) includes a café. High frequency buses operate along Hempsted Lane / Llanthony Road, albeit the walk to the city centre would be acceptable to the able bodied.

Eastern Avenue

- 3.22 The Eastern Avenue employment area is located either side of the north/south railway line, with a good number of the sites fronting onto Eastern Avenue. It covers sub-areas ELR013, ELR015 – ELR016, ELR018 – ELR019, ELR038 – ELR039 and ELR042, including Eastern Avenue Trading Estate, Eastbrook Trading Estate and Chancel Close Trading Estate. The developments took place through the middle/later part of the twentieth century; before this, Eastern Avenue formed the eastern edge of Gloucester.
- 3.23 The area is heavily characterised by B Use Class business, but with a range of other employment generating businesses. Being a main north/west arterial route through the city, the frontages to Eastern Avenue tend to be occupied by businesses that require strong visibility, including national-multiple retailers such as Currys, Lidl, Magnet and Halfords. Other businesses then tend to occupy the rear of the site. The Chase Lane Depot is heavily occupied by vehicle maintenance and improvement businesses. Access Park, known locally as the 'Former Interbrew Site' was formally occupied by a B8 drinks storage and distribution business. Planning permission was then granted for a retail warehouse (members only) style business, but this has recently expired. The City Council is currently assessing an application for a retail unit, hotel and restaurant unit fronting Eastern Avenue, with employment units to the rear.
- 3.24 The area includes Triangle Park, a former Local Plan allocation that has now come forward for a variety of uses, including B Use Class businesses, a large Morrisons supermarket and ancillary restaurants/cafes. A further area to the south, known as the 'southern railway triangle', is to become available during the plan period and has therefore been allocated as an extension to Triangle Park for employment uses.
- 3.25 The quality of the environment in this area is mixed, with higher quality, modern retail units fronting Eastern Avenue, but with older, lower quality and low-density employment uses to the rear. That said, the units are very well occupied and are performing well, suggesting they are in demand and provide an important affordable component to Gloucester's diverse economy.
- 3.26 Being located on Eastern Avenue, accessibility by vehicle is excellent, being near the main trunk road network and the M5 motorway. Furthermore, high frequency bus services operate nearby.

Barnwood

- 3.27 This is an area to the north east of the city and represents one of Gloucester's high profile, strategic employment areas. It covers sub-areas ELR008 and ELR009A – ELR009G, shown on the site surveys as Barnwood Point and Barnwood Employment Area. The northern part of the area lies adjacent to the railway line and has been the longstanding locations of Walls Ice Cream, now a part of the Unilever Group. To the east are various substantial employment units and business parks, ranging substantially in the size of the units they offer. The employment units are modern, of high quality and in many cases higher density.
- 3.28 This area is home to the some of the city's higher profile businesses, including EDF Energy, Lloyds Banking Group, Barclays, Capita and Unilever. The most recently redeveloped area is Barnwood Point, whereby older 1960's/70's units have been modernised and reconfigured to provide smaller, serviced office units.
- 3.29 The success of the area is further underpinned by a recent planning consent on land sandwiched between the Unilever site and the A40, known as 'Land at Barnwood Link'. The permission is for the development of 5.7 hectares of land for employment uses and, at the time of writing, the site is coming forward via further planning consents.
- 3.30 The areas location on the edge of the city and proximity adjacent to the main trunk road network and M5 motorway means that accessibility is excellent. That said, no buses operate along Corinium Avenue, instead running along the southern periphery of the site along Barnwood Road. It is the case therefore that some of the northern parts of the area are a little peripheral from public transport access.
- 3.31 Within the area there is a large Sainsburys and in close proximity a pub. Further afield, the Hucclecote Local Centre provides a larger range of shops, services and facilities.

City Centre, Gloucester Docks and Quays

- 3.32 Unlike the other areas discussed in the report, the city centre, Gloucester Docks and Gloucester Quays areas are harder to categorise, as the employment uses don't tend to be in purpose-built units, instead being a part of a wider mix of uses. In determining the employment areas included, it largely follows the city centre boundary as defined in the adopted JCS (effectively the inner relief road, excluding Gloucester Park, but also includes a few locations that are on the periphery. The employment areas included within this section are ELR005, ELR012, ELR022 – ELR023, ELR034, ELR040, ELR048, ELR050, ELR052 – ELR055 and ELR057. It covers the commercial core of the city centre, including the 'gate' streets, Gloucester Quays and the Docks to the south, and sites along Great Western Road to the north.
- 3.34 The 'My Local Economy' report (2017) prepared to support the GCP concluded that whilst the rest of Gloucester city was highly regarded as a business location, the city centre suffered from a poor perception and for this reason was like particularly attractive to the business community. Certainly, the City Council's employment monitoring reports show there has been a loss of employment space in locations such as Brunswick Road, where attractive regency style properties have been converted back to residential and that several office blocks have been converted to residential via permitted development rights.

- 3.35 However, there have been some recent developments that indicate increased confidence in the city centre as a business location. For example, the Gloucester Quays redevelopment scheme delivered high quality office accommodation, through both conversions of Listed buildings and purpose-built accommodation, which is now largely occupied. Likewise, three out of four floors of North Warehouse have now been taken on by Regus which offers fully serviced and flexible office accommodation with co-working space, as has Conway House, Worcester Street. Likewise, Fig Offices have recently taken on Southgate House, a substantial office block adjacent to the Docks. The Council's other Docks offices, namely Herbert Warehouse, Kimberly Warehouse and Philpotts Warehouse are, at the time of writing, vacant and being marketed.
- 3.36 Within the Docks area there are several warehouses that were originally converted to office use during the 1980's. At the time of writing, the City Council has vacated Herbert Warehouse, Kimberley Warehouse and Philpotts Warehouse, having taken space with Gloucestershire County Council at Shire Hall and are currently being marketed. Likewise, 'The Docks Office', Victoria Warehouse and Britannia Warehouse, are currently partially occupied but with some vacancies and also being marketed. Other premises in this area are well occupied, namely Llanthony Warehouse (National Waterways Museum and Canal and River Trust offices) and Britannia Warehouse. Gloucester Quays first opened its doors to the public in 2009 and since then has grown as a retail, leisure and business location. Within the complex, there are various office uses (and an education use) above commercial uses, in both new build and converted historic buildings, all of which are very well occupied.
- 3.37 To the north of the city centre boundary, there are several well occupied units off London Road and Great Western Road. Railway House and Carriage House were both converted to B1 use within the last ten years, previously being retail uses. Pullman Court and Pullman Place are purpose build B1 office units, located adjacent the railway line. The latter has recently been converted to a D1 use associated with the adjacent Gloucestershire Royal Hospital. As a business location, this area has recently been improved via a new access into the railway station.
- 3.37 The GCP makes several allocations for employment development either in whole or as part of mixed-use schemes, that will strengthen the local offer and help support the vitality and viability of the city centre. These are at Quayside (an extension for Gloucestershire County Council), Kings Quarter, Land adjacent to West Quay and The Fleece Complex. In addition, the policy approach seeks to support the conversion of vacant upper floors of commercial units for new uses, whether than is for commercial or residential uses, to support the repopulation of the city centre throughout the day.

4. Conclusion and recommendations

- 4.1 To support the GCP an update has been undertaken of existing employment locations within the city. It undertook a review of existing employment land located within the administrative area of Gloucester City Council during summer 2019, providing a health check of sites and premises. In total, it examines 76 individual locations in order to understand spatial characteristics, mix of uses, occupancy/vacancy rates and relevant planning history over the past five years. It includes industrial estates, business parks and substantial units/premises; it doesn't however include smaller-scale business space, for example those above retail units in the city centre.

- 4.2 The assessment confirms previous evidence around the performance of Gloucester's existing employment land. At the time the survey was undertaken, occupancy levels were at over 90% and vacancies at less than 10%. Most employment areas were operating at between 80% and 100% occupancy. 61% of occupied units were within Use Classes B1, B2 and B8. When Sui Generis Uses are included, that increased to 70%. The review of recent planning activity indicates continuing demand for new high-quality business space and didn't reveal activity that would suggest a site was failing as an employment location. There is also evidence of business expansion on some sites.
- 4.3 The quality of different locations differed quite substantially but occupancy levels suggested strong demand. The higher quality business parks and industrial estates tend to be to the north and south of the city, in locations such as Barnwood and Quedgeley, closest to the main trunk road network and M5 motorway. Within the urban core, in areas that developed around the Victorian and early 20th Century tend to provide lower quality accommodation, with poorer access arrangements and environment. That said, they are well occupied and provide affordable accommodation to meet the diverse needs of the Gloucester economy. Given the size and nature of Gloucester, all areas assessed can be accessed by a range of different modes of transport, albeit some better than others.
- 4.4 Overall, it can be concluded that Gloucester's existing stock of employment land remains strong, fit for purpose, providing a range of different types, quality and location that meets business needs and should be protected for that purpose. Likewise, there remains additional demand for new business space and for the expansion of existing businesses and the policy approach should therefore support proposals for the expansion / intensification of existing employment land and uses where it would not have a significant adverse impact on the surrounding area.

Appendix 2 – Site Assessment Schedules

ELR001: Land between Bristol Road and the Canal

Gross site area: 7.1 hectares
No. of Units: 16

Occupiers and Use Class:

- | | |
|-----------------------------|--|
| 1. ProTyre (B1) | 10. 360 Automotive (B2) |
| 2. Portakabin (Sui Gen) | 11. Halfords Autocentre (B2) |
| 3. Hempsted Dry Dock (B2) | 12. Arc Part Centre (B8) |
| 4. UK Storage (B8) | 13. Big Dug (B8) |
| 5. Lloyd National (Sui Gen) | 14. Severn Signs (B2) |
| 6. Fuel Station (Sui Gen) | 15. Francis and Lewis International (B2) |
| 7. The Gym (D2) | 16. Vacant |
| 8. Plumbase (B8) | |
| 9. GSF Car Parts (B8) | |

Use class breakdown:

- B1: 6%
- B2: 31%
- B8: 31%
- D2: 6%
- SG: 19%
- Vacant 6%

Occupancy: 15/16 (94%)
Vacancy rate: 1/16 (6%)



Relevant planning history (Last 5 Years):

- 18/00483/FUL - Change of use from car showroom (sui generis) to car rental (sui generis).
- 15/00735/FUL - Raising of existing canopy.

Commentary:

- A long, linear employment area sandwiched between Bristol Road and the canal. Large employment area, including Mill Place and Madleaze Industrial Estate, located to the north.
- A range of different sized and quality of units, many quite dated.
- Very high occupancy rate, though it is understood the vacant unit has been so for some time. Strong focus on traditional B Use Class employment, with some sui generis uses and a D1 gym.
- Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south.
- Whilst not particularly accessible to a designated centre, there are various shops, services and facilities within the local area. Quedgeley District Centre is the nearest designated centre being a short drive to the south.

ELR002: Land at Griggs Timber

Gross site area: 2.9 hectares
No. of units: 10

Occupiers and Use Class:

1. Griggs Timber Company (B8)
2. Nick and Co. Timber (B8)

Use class breakdown:

- B8: 100%

Occupancy: 2/2 (100%)

Vacancy rate: 0/0 (0%)

Relevant planning history:

- None.



Commentary:

- Timber merchants located historically because of access to the canal. Sandwiched between the canal and Bristol Road. Fuller occupied by two long standing companies with accommodation suitable for their needs.
- Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south. High frequency bus services operate along Bristol Road and across the canal at Secunda Way.
- Whilst not particularly accessible to a designated centre, there are various shops, services and facilities within the local area. Quedgeley District Centre is the nearest designated centre being a short drive to the south or Seymour Road to the north. A recently redeveloped Lidl is located a short distance to the north.

ELR003: Allstones, Myers Road

Gross site area: 6.5 hectares
No. of units: 1

Occupiers and Use Class:

1. Allstones Sand and Gravel (B8)

Use class breakdown:

- B8: 100%

Occupancy: 1/1 (100%)

Vacancy rate: 0/0 (0%)

Relevant planning history:

- 16/00948/OUT - Outline application for housing and student accommodation.

Commentary:

- Functioning and fully occupied aggregates and waste storage facility located to the north east of the city centre. Abuts the railway line to the south with retail and employment uses (Triangle Park) beyond, and residential development / open space to the north. It is understood to be owner-occupied.
- Office and operations building along with substantial space to the storage and management of aggregates and waste materials.
- Accessed off Horton Road which, whilst adequate to meet needs, isn't ideal as large lorries drive through residential areas. High frequency bus services operate in close proximity along London Road and Barton Street. Services also operate from the nearby hospital. The bus and rail stations are located a reasonable walking distance away at the other end of Great Western Road.
- Outline planning permission granted for redevelopment of the site for 200 residential dwellings and 200 student accommodation units. A site to the north, 'Land off Myers Road', to be allocated in the City Plan for residential development, subject to the Allstones site coming forward for its consented or similar use.

ELR004: 277 – 279 Bristol Road

Gross site area: 3.9 hectares
No. of units: 2

Occupiers and Use Class:

1. Avon Metals (B2)
2. SHB Hire (B1)

Use class breakdown:

- B1: 50%
- B2: 50%

Occupancy: 2/2 (100%)

Vacancy rate: 0/0 (0%)



Relevant planning history:

- 17/00373/FUL – New chimney stack.

Commentary:

- Large site located adjacent to Bristol Road. Large employment area to the east and south, residential development (former Contract Chemicals and Wellman Graham site) to the north. Development taking place at the time of the survey.
- Fully occupied and functioning heavy industrial and machinery hire site, comprised of large industrial units and ancillary space
- Accessed off Ashville Road which links to Bristol Road. Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south. High frequency bus services operate along Bristol Road and over the canal at Secunda Way.

ELR005: Warehouse, Great Western Road

Gross site area: 0.9 hectares

No. of units: 1

Occupiers and Use Class:

1. WMB Logistics (B8)
2. Headway Gloucester (D1)

Use class breakdown:

- B8: 50%
- D1: 50%

Occupancy: 2/2 (100%)

Vacancy rate: 0/2 (0%)

Relevant planning history:

- None.

Commentary:

- Large unit occupied by a storage and distribution operator, alongside a health services charity.
- Railway line located directly to the south with an Asda supermarket beyond. Gloucestershire Royal Hospital is located to the north and Gloucester Railway Station / car parking to the west.
- Fully occupied at the time the survey was undertaken.
- Accessed off Great Western Road which, whilst serving its needs, isn't ideal for large lorries. Excellent accessibility by sustainable transport modes given close proximity to the bus and rail interchange, city centre and London Road commercial area.



ELR006: Glevum Works

Gross site area: 0.7 hectares
No. of units: 6

Occupiers and Use Class:

1. Herbert Davis (B8)
2. Express Removals and Storage (B8)
3. Discount Tyres (B2)
4. Blackwell's Storage (B8)
5. Checkers Gymnastics (D2)
6. Unknown occupier (B8).

Use class breakdown:

- B2: 17%
- B8: 67%
- D2: 17%

Occupancy: 6/6 (83%)
Vacancy rate: 0/6 (17%)

Relevant planning history:

- 18/01247/COU - Retrospective change of use from B8 (storage warehouse) to D2 (Acrobatics Gymnasium).

Commentary:

- Older, traditional employment site located in Barton / Tredworth ward, to the east of the city centre. A range of large floorplate industrial buildings.
- Strong focus towards B8 and B1 Use Class employment, along with an A1 retail unit and a D2 gym (secured through retrospective consent).
- Fully occupied at the time the survey was undertaken.
- Accessed off Upton Street, directly off Barton Street, which leads to the A38 (Eastern Avenue) a short distance away. Very good accessibility to public transport with high frequency bus services operating along Barton Street. Within the local area, there are a range of shops, services and facilities, including Barton Street Local Centre and High Street Local Centre.



ELR007: Tuffley Trading Estate

Gross site area: 4 hectares
No. of units: 20

Occupiers and Use Class:

- | | |
|--------------------------------------|--------------------------------|
| 1. Bristol Street Motors (Sui Gen) | 11. Vacant |
| 2. National Windscreens (B2) | 12. Motor Works (B2) |
| 3. Malvern Tyres (B2) | 13. RP Cooke (B1) |
| 4. TradeFrame.com (B8) | 14. Cathedral Florists (A1) |
| 5. Mobility & Care Services (B8) | 15. Lux (B8) |
| 6. Into Cleaning (B1) | 16. Rickard Interiors (B2) |
| 7. Alfa Romero Specialists (Sui Gen) | 17. Hydra Products (B2) |
| 8. Caterdale (B2) | 18. Severn Vale Bathrooms (B2) |
| 9. Rainbow International (B1) | 19. White Post Garage (B2) |
| 10. Vacant | 20. KING Builders (B2) |

Use class breakdown:

- A1: 5%
- B1: 15%
- B2: 45%
- B8: 15%
- Sui Gen: 10%
- Vacant: 10%

Occupancy: 18/20 (90%)

Vacancy rate: 2/20 (10%)



Relevant planning history:

- 15/01623/FUL - Proposed extension & internal alterations.
- 16/00873/FUL- Proposed elevational improvements.

Commentary:

- Traditional industrial estate characterised by large floorplate units. Located to the east of Bristol Road and surrounded by similar industrial uses on all sides. Residential development located further to the east.
- Busy and very well occupied site. At the time the survey was undertaken all but two units were fully occupied. Overall the majority of site is occupied by B Class Use businesses. Car sales / servicing / repairs dominates the frontage to Bristol Road with further businesses located to the rear.
- Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south. Very good public transport accessibility with high frequency bus services operating along Bristol Road.
- Whilst somewhat peripheral to designated centres, there is a range of shops, services and facilities in the local area. The closest designated centre is Quedgeley District Centre to the south.

ELR008: Barnwood Point, Barnwood Road

Gross site area: 17.6 hectares
No. of units: 41

Occupiers and Use Class:

- | | |
|---|--|
| 1. Evans Halshaw (A1) | 10. Worldwide Rugby Tours (A2) |
| 2. Car Store (A1) | 11. Lineage Logistics (B8) |
| 3. Storage King (B8) | 12. Phoenix Factory (B2) |
| 4. Gloucester Engineering Training (B2) | 13. Unilever UK (B2) |
| 5. Toolstation Gloucester (A1) | 14. Walls Ice Cream (A1) |
| 6. Space Group (A1) | 15. Birds Eye Ltd (B8) |
| 7. Kohler Mira (B1) | 16. BizSpace Gloucester Corinium House
(various units*) |
| 8. River Agency (A2) | |
| 9. Bengo Travel (A2) | |

**Bizspace Gloucester Corinkium House offers a range of different sized services office units, meeting rooms and flexible working space. In all there are 55 small offices ranging from circa 20 q m up to 50 sq m, plus six larger services office suites ranging from circa 110 sq m to 230 sq m. At the time the survey was undertaken, 10 units were vacant and being marketed, representing 18% of units.*

Use class breakdown:

- A1: 12%
- A2: 15%
- B1: 51%
- B2: 7%
- B8: 7%
- D2: 7%

Occupancy: 60/70 (86%)
Vacancy rate: 10/70 (14%)



Relevant planning history:

- 16/01197/FUL – Erection of new three vehicle valet building.
- 15/01605/FUL – Erection of vehicle sales centre, vehicle sales car park and vehicle wash bay.
- 14/01163/FUL – Partial demolition, alteration, extension and refurbishment.
- 18/00389/FUL – External refurbishment.

Commentary:

- Large traditional employment site, abutting the railway line and Corinium Avenue to the east of the city. Provides a range of different employment accommodation, including reconfigured older buildings and new purpose-built buildings. Over the last 10 to 15 years the site has been subject to investment and growth. A former single office building has been converted to flexible office space, offering a variety of units, known as 'BizSpace Gloucester Corinium House'.
- Home to several large businesses, including Unilever and Kohler Mira. Almost fully occupied at the time of the survey. Flexible business rental options facilitated by Biz Space.
- Recent developments include the development of a new building for trade counter uses, as well as the Gloucester Engineering Training facility, which provides training opportunities to a 'greater than Gloucester' catchment.

- High quality modern business accommodation with excellent access via Corinium Avenue, with access to the A417 and M5 motorway in close proximity.

ELR009A: Barnwood Employment Area – Area A

Gross site area: 7.9 hectares
No. of units: 5

Occupiers and Use Class:

1. Booker Gloucester (B8)
2. Kholer Mira (B1)
3. RUROC (B1)
4. Rolls Royce (B2)
5. R R Donnelley (B2)

Use class breakdown:

- B1: 40%
- B2: 40%
- B8: 20%

Occupancy: 5/5 (100%)

Vacancy rate: 0/5 (0%)

Relevant planning history:

- None.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment comprising some of Gloucester's main employers.
- Fully occupied at the time of the survey with no vacancies and strongly characterised by traditional B Use Class businesses. One unit is home to Booker, a form of cash and carry, which is characterised as a combination of an A1/B8 use given its approach of selling retail goods to trade and businesses.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in proximity, including a route along Barnwood Road to the south. A large Sainsburys is located directly to the north, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.



ELR009B: Barnwood Employment Area – Area B

Gross site area: 7.7 hectares
No. of units: 11

Occupiers and Use Class:

- | | |
|---------------------------------------|--------------------------|
| 1. TSB (B1) | 7. Cass Stephens (B1) |
| 2. CEMAR (B1) | 8. Aluminium Sashes (B2) |
| 3. BABTAC (B1) | 9. GBE Coverage (B1) |
| 4. Roke (part of Chemring Group) (B1) | 10. Sainsburys (A1) |
| 5. Staffline (B1) | 11. Anonymous (B1) |
| 6. Sempre (B8) | |

Use class breakdown:

- B1: 73%
- B2: 9%
- B8: 9%
- A1: 9%

Occupancy: 9/9 (100%)

Vacancy rate: 0/9 (0%)

Planning history:

- None.



Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- Fully occupied at the time of the survey with no vacancies and strongly characterised by traditional B Use Class businesses.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.

ELR009C: Barnwood Employment Area – Area C

Gross site area: 4.7 hectares
No. of units: 4

Occupiers and Use Class:

1. Hotel Ibis (C1)
2. West UC limited (B2)
3. Walls (B8)
4. Walls Social Club (D1)

Use class breakdown:

- B2: 25%
- B8: 25%
- C1: 25%
- D1: 25%

Occupancy: 4/4 (100%)

Vacancy rate: 0/4 (100%)

Relevant planning history:

- None.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- Fully occupied at the time of the survey with no vacancies with traditional B Use Class businesses, a hotel (focussed on business accommodation for the wider employment area) and a slimming world centre.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.



ELR009D: Barnwood Employment Area – Area D

Gross site area: 1.6 hectares
No. of units: 6

Occupiers and Use Class:

1. Sigma Golf UK Ltd (A1)
2. Gloucestershire County Council (B1)
3. Davies & Partners (B1)
4. C&P Meat Sales LTD (B8)
5. Gloucestershire Golf Store (A1)
6. Vacant

Use class breakdown:

- A1: 33%
- B1: 33%
- B8: 17%
- Vacant: 17%

Occupancy: 5/6 (85%)

Vacancy rate: 1/6 (15%)

Relevant planning history:

- None.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- Fully occupied at the time of the survey with no vacancies.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.



ELR009E: Barnwood Employment - Area E

Gross site area: 6.4 hectares
No. of units: 1

Occupiers and Use Class:

1. EDF Energy (B1)

Use class breakdown:

- B2: 100%

Occupancy: 1/1 (100%)

Vacancy rate: 0/1 (0%)

Planning history:

- None.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- One substantial business unit, occupied by EDF Energy, one of Gloucester's most substantial businesses and employment opportunities.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.

ELR009F: Barnwood Employment - Area F

Gross site area: 5.9 hectares
No. of units: 7

Occupiers and Use Class:

1. Raytheon UK (B1)
2. The Brunsdon Group (B1)
3. Bennett Gould & Partners (B1)
4. Claranet (B1)
5. Newland Homes (B1)
6. WOOD – (B1)
7. Valuation Office Agency (B1)

Use class breakdown:

- B1: 100%

Occupancy: 7/7 (100%)

Vacancy rate: 0/7 (0%)



Relevant planning history:

- 15/01428/FUL - Reconfiguration of premises.
- 19/00566/FUL - Additional Car Parking to Existing B1 Office Building.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- Fully occupied at the time of the survey with no vacancies and strongly characterised by traditional B Use Class businesses.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.

ELR009G: Barnwood Employment - Area G

Gross site area: 6.5 hectares
No. of units: 3

Occupiers and Use Class

1. Data Exchange Building (B8)
2. Lloyds Banking Group (B1)
3. Holiday Inn (C1)

Use class breakdown:

- B1: 33%
- B8: 33%
- C1: 33%

Occupancy: 3/3 (100%)

Vacancy rate: 0/3 (0%)



Relevant planning history:

- None.

Commentary:

- Part of a strategic employment area within Gloucester City, forming a part of the Barnwood employment area. Large, modern and high-quality units in a pleasant environment, comprising some of Gloucester's major employers.
- Fully occupied at the time of the survey with no vacancies and strongly characterised by traditional B Use Class businesses.
- Excellent accessibility, being itself characterised by high quality industrial roads and directly accessed off the A417 with direct links to the M5 motorway and the A40, located a short distance away.
- High frequency bus routes in close proximity, including a route along Barnwood Road to the south. A large Sainsburys is located within the wider site, providing access to food and services. To the south east is the Hucclecote local centre, which also provides a range of shops, services and facilities.

ELR010: Space Business Centre, Quedgeley

Gross site area: 0.6 hectares
No. of units: 43

Occupiers and Use Class:

- | | |
|-------------------------------------|--|
| 1. H2O Hair design (A1) | 23. Haywards Cleaning (A1) |
| 2. Allie After Beauty (Sui Gen) | 24. Cupid Couture (A1) |
| 3. Venture Electrical (B1) | 25. Redwell Construction (B1) |
| 4. CPS Furniture LTD (A1) | 26. Dermco Skincare (Sui Gen) |
| 5. Bluetang enterprise (B1) | 27. Newstream Group (B1) |
| 6. Jones Air Conditioning (B1) | 28. Space Bus Centre (B1) |
| 7. Walden and Fletcher (B1) | 29. Wizard Printers (B2) |
| 8. Jane Bick Interiors (B1) | 30. Hilary Bittong SA Products (A1) |
| 9. Cellar Tech South West (B1) | 31. Dental Practice (D1) |
| 10. Phoenix CNC Services (A2) | 32. Clip and Snip (Sui Gen) |
| 11. Direct Farm Supplies (B8) | 33. Ivy Resource Group (A2) |
| 12. Back Badge Cars (Sui Gen) | 34. MI Works South West (B1) |
| 13. White Boxes Interiors (B1) | 35. MA Controls (B1) |
| 14. Vape it Easy (A1) | 36. ACP Environmental (B1) |
| 15. Core Precision Engineering (B2) | 37. Gloucester Plumbing and Heating (B1) |
| 16. DPH Photography (A1) | 38. Vacant |
| 17. Graham's Bakery (A1) | 39. Vacant |
| 18. Innerscene Ltd (B2) | 40. Vacant |
| 19. Dynamic Sparks (B1) | 41. Vacant |
| 20. Sunflower Wild Design (A1) | 42. Vacant |
| 21. Acorn Oak Homecare (C2) | 43. Vacant |
| 22. Blue Wave Studio (B1) | |

Use class breakdown:

- A1: 25%
- A2: 5%
- B1: 37%
- B2: 7%
- C2: 2%
- D1: 2%
- Sui Gen: 9%
- Vacant: 14%

Occupancy: 37/43 (86%)
Vacancy rate: 6/43 (14%)

Relevant planning history:

- None.

Commentary:

- Five large buildings split into smaller units with a range of different occupiers.
- Located to the south of the city, adjacent to Quedgeley District Centre. Abuts the A38 in an area characterised by employment uses.



- Occupied by small business, start-ups and those providing services/facilities to the local community (likely given close proximity to Quedgeley District Centre).
- High occupancy rate, with 37 out of 43 units occupied at the time the survey was undertaken.
- Excellent accessibility, being near the A38 and the M5 motorway to the south. High frequency bus services operate in close proximity and the Waterwells Park and Ride is located a short distance to the south. Given the centre's location adjacent to Quedgeley District Centre it benefits from excellent access to shops, services and facilities. Indeed, some exist within the centre itself.

ELR011A: Waterwells Business Park – Area A

Gross site area: 1.1 hectares
No. of units: 31

Occupier list:

- | | |
|--|------------------------------------|
| 1. Plunkett Associates (B2) | 17. Pizazz Hair Studio (A1) |
| 2. Wavelength (A2) | 18. Brandon Trust Learning (D1) |
| 3. Xocolatl (B1) | 19. Raymond James Investments (A2) |
| 4. Backline Logistics (A2) | 20. Monatrix (B1) |
| 5. Power Direct (B1) | 21. Novi Automation systems (B1) |
| 6. Butterflies Beauty Therapy (Sui Gen) | 22. Heritage Healthcare (B1) |
| 7. Core Lighting (B8) | 23. DPD Gloucester (B8) |
| 8. National Grid (B1) | 24. Higgs and Higgs (B8) |
| 9. David Michael Mortgage advisor (A2) | 25. Vacant |
| 10. Voyage Care – Community Support Hub (D1) | 26. Vacant |
| 11. Cranatt (B1) | 27. Vacant |
| 12. Kestral Dental Studio (D1) | 28. Vacant |
| 13. Scooby's Dog Grooming (Sui Gen) | 29. Vacant |
| 14. Wonky Sarnie Café (A3) | 30. Vacant |
| 15. Gloucestershire Property Online (A2) | 31. Vacant |
| 16. Clean Shield (B1) | 32. Vacant |
| | 33. Vacant |

Use class breakdown:

- A1: 3%
- A2: 15%
- A3: 3%
- B1: 24%
- B2: 3%
- B8: 9%
- D1: 9%
- Sui Gen: 6%
- Vacant: 27%

Occupancy: 22/31 (71%)

Vacancy rate: 9/31 (29%)



Relevant planning history:

- 15/00730/COU – Change of use from B1 to D1 (drop in creche) (retrospective).

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- The site is characterised by a range of different uses, some of which are the larger business with high numbers of employees located in Gloucester. Overall the area is relatively well occupied and is functioning well, although there were a number of vacancies at the time the survey was undertaken. Purpose built employment buildings. Includes Kestral Court (Pure Offices), a

complex of smaller units, including serviced offices and other uses, providing services for the local community.

- Excellent accessibility, being accessed off the A38 and in close proximity to the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR011B: Waterwells Business Park – Area B

Gross site area: 7.3 hectares
No. of units: 10

Occupiers and Use Class:

1. Optimus (B8)
2. Kohler (B1)
3. Mike Burton Group (B1)
4. Anixer (B1)
5. Severnside Software (B1)
6. British Red Cross Training Centre (D1)
7. Opera Holdings (B1)
8. Glevum Security (D1)
9. All Fleet Services (B1)
10. Wheatstone House (B1)



Use class breakdown:

- B1: 70%
- B8: 10%
- D1: 20%

Occupancy: 10/10 (100%)

Vacancy rate: 0/10 (0%)

Relevant planning history:

- None.

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- Range of purpose-built employment buildings that was fully occupied at the time the survey was undertaken.
- Excellent accessibility, being accessed off the A38 and near the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR011C: Waterwells Business Park – Area C

Gross site area: 4.7 hectares
No. of units: 27

Occupiers and Use Class:

- | | |
|--|---|
| 1. Quedgeley Carpets (A1) | 15. Jacksons (A1) |
| 2. Process Software & Service Ltd (B1) | 16. Axiom (B1) |
| 3. Securi Flex (B8) | 17. Hewer (B1) |
| 4. Allard (B1) | 18. CCL (B8) |
| 5. Buildex Construction Ltd (B1) | 19. HIMAG (B2) |
| 6. Calber Facilities Management (B1) | 20. Surgical Systems (Sui Gen) |
| 7. MDJ Group (B1) | 21. Medicck Electrical distributors (B8) |
| 8. Compass House Police (Sui Gen) | 22. Stewart Golf (B1) |
| 9. Cooling Edge Ltd (B1) | 23. Mount International Utd Services (B1) |
| 10. Laurens Catering Ltd (A3) | 24. EP Engine Plus (B8) |
| 11. Officecore Ltd (B8) | 25. Vacant |
| 12. Kilbury Construction (B1) | 26. Vacant |
| 13. Drainway (B1) | 27. Vacant |
| 14. Advanced Grinding Supplies (B8) | |

Use class breakdown:

- A1: 7%
- A3: 4%
- B1: 44%
- B2: 4%
- B8: 22%
- Sui Gen: 7%
- Vacant: 11%

Occupancy: 24/27 (89%)
Vacancy rate: 3/27 (11%)



Relevant planning history:

- 15/00322/FUL - Construction of new 89 space police staff car park with access.
- 14/01449/COU - Change of Use from B1 and B8 to B2.
- 16/00148/COU - Change of use from Use Class B1/B8 to sui generis Police use.
- 15/01022/FUL - Erection of 1no industrial Unit Containing up to 5 individual units.
- 15/00417/FUL - Erection of 1 No. building with use class B1(c) / B8 and ancillary A1 use.

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- The site is characterised by a range of different uses, some of which are the larger business with high numbers of employees located in Gloucester. Overall the area is very well occupied and is functioning well. Purpose built employment buildings.

- Recent activity includes new development to provide new industrial units and permissions to secure change of use to alternative forms of B Use Class development.
- Excellent accessibility, being accessed off the A38 and in close proximity to the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR011D: Waterwells Business Park – Area D

Gross site area: 14.8 hectares
No. of units: 19

Occupiers and Use Class:

- | | |
|---|--|
| 1. FLI Structures (B2) | 11. ASG Security & Safety Systems (B8) |
| 2. Rochling Engineering Plastics (B2) | 12. Pulsin (A1) |
| 3. Prima Dental- (<i>occupies 2 units</i>) (B1) | 13. Prospect (D2) |
| 4. Prima Dental- (<i>occupies 2 units</i>) (B1) | 14. Werxco (B2) |
| 5. Secure systems and technologies (B1) | 15. Severn side security (B1) |
| 6. GPP Hygiene (B8) | 16. EDCM- Precision Wire Erosion (B1) |
| 7. Prodec Southwest (B1) | 17. RuRoc (B8) |
| 8. Michael Tuck Estate Agents (A2) | 18. Jacuzzi Hot Tub Centre (B8) |
| 9. FPC – Trade Plate Drivers (B1) | 19. Quedgeley Football Club (D2) |
| 10. SN Engineering (B8) | |

Use class breakdown:

- A1: 5%
- A2: 5%
- B1: 37%
- B2: 16%
- B8: 26%
- D2: 10%

Occupancy: 19/19 (100%)

Vacancy rate: 0/19 (0%)



Relevant planning history:

- 17/00184/FUL - Extension to existing warehouse.
- 19/00603/FUL - Goods In/ Out extension to existing warehouse.
- 16/01022/FUL - Erection of 6 B1/B8 Industrial Units together with associated parking.

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- The site is characterised by a range of different uses, some of which are the larger business with high numbers of employees located in Gloucester. Overall the area is well occupied and is functioning well. Purpose built employment buildings.
- Recent activity includes new development to provide new industrial units and permissions to secure change of use to alternative forms of B Use Class development.
- Excellent accessibility, being accessed off the A38 and in close proximity to the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR011E: Waterwells Business Park – Area E

Gross site area: 9.4 hectares
No. of units: 33

Occupiers and Use Class:

- | | |
|--|---|
| 1. Alpha MTFX (B1) | 17. The Great British Card Company (B1) |
| 2. AUTOSMART GG Glazing (B2) | 18. Macfarlane Packaging (B1) |
| 3. Solutions & Design (B1) | 19. Terberg DTS limited (B2) |
| 4. Marep EDM solutions (B2) | 20. Gloucestershire Fire and Rescue (Sui Gen) |
| 5. Warm Rooms (B8) | 21. DOS LTD (B8) |
| 6. Mecelec Design (B1) | 22. Worktop Express (B8) |
| 7. Worcester Electrical Distribution (B8) | 23. Race Developments (B2) |
| 8. Martindales (B1) | 24. Wheat way Solutions Ltd (B2) |
| 9. NTM (B2) | 25. Rawington Ltd (B1) |
| 10. Gloucester Freight Services (B8) | 26. KTM Ltd (B2) |
| 11. BARRY Shaddick Tyres (B2) | 27. Planet Logistics (B8) |
| 12. Tarren Productions (B2) | 28. Sytems Force I.T (B1) |
| 13. Ardent Buiness Group (B1) | 29. Precision Component Services (B2) |
| 14. Colour Printers (B1) | 30. I Systems (B1) |
| 15. Gloucestershire Constabulary (Sui Gen) | 31. Envsafe ltd (B1) |
| 16. Gloucestershire Tri-Service Workshop (Sui Gen) | 32. Vacant |
| | 33. Vacant |

Use class breakdown:

- B1: 36%
- B2: 30%
- B8: 18%
- Sui Gen: 9%
- Vacant: 6%

Occupancy: 31/33 (94%)
Vacancy rate: 2/33 (6%)



Relevant planning history:

- 19/00798/FUL – Erection of an industrial canopy ancillary to existing operations.

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- The site is characterised by a range of different uses, some of which are the larger business with high numbers of employees located in Gloucester. Overall the area is well occupied and is functioning well. Purpose built employment buildings. The area has a strong focus towards B Use Class businesses. It is also home to Gloucestershire emergency services, which includes office space, custody suites and vehicle storage, maintenance and repair.

- Excellent accessibility, being accessed off the A38 and in close proximity to the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR011F: Waterwells Business Park – Area F

Gross site area: 4.3 hectares
No. of units: 9

Occupiers and Use Class:

- | | |
|---------------------------------------|---|
| 1. BSAVA (B1) | 6. Ogdens Hot and cold food (A5) |
| 2. Holiday Inn Express (C1) | 7. Pirtek Fluid transfer solutions (B8) |
| 3. Bumble Bee Pub (A4) | 8. Fast Forward Guitar Studio (D1) |
| 4. Officecore Ltd (B8) | 9. BeOutspoken Tattoo (Sui Gen) |
| 5. Clarky Styles Hair and Beauty (A1) | |

Use class breakdown:

- A1: 11%
- A4: 11%
- A5: 11%
- B1: 11%
- B8: 22%
- C1: 11%
- Sui Gen: 11%

Occupancy: 9/9 (100%)
Vacancy rate: 0/9 (0%)



Planning history:

- 16/01260/FUL - 2no. two-storey extensions.

Commentary:

- Part of a wider strategic employment area at Waterwells. Located to the very south of the city at Quedgeley, with further employment uses to the south in Stroud District. The Hunts Grove urban extension is located to the south, and Kingsway Urban Village to the north.
- The site is characterised by a range of different uses, some of which are the larger business with high numbers of employees located in Gloucester. Overall the area is well occupied and is functioning well. Purpose build employment buildings. A mx of different uses including B, D and A Use Classes. Provides small scale shops / services to wider employment area.
- Recent activity includes new development to provide new industrial units and permissions to secure change of use to alternative forms of B Use Class development.
- Excellent accessibility, being accessed off the A38 and in close proximity to the M5 motorway to the south. The southern 'park and ride' is located a short distance away, providing access to the city centre as well as providing bus services to north Bristol.
- Within the wider Waterwells area there are number of shops, services and facilities that provide for the need of local employees and communities. A short distance away there is also the Quedgeley District Centre and Kingsway Local Centre. A further Local Centre is proposed as part of the Hunts Grove urban extension.

ELR012: No 1 Business Centre

Gross site area: 0.2 hectares
No. of units: 10

Occupiers and Use Class:

1. CBF Creative (B1)
2. Defend and Protect (B2)
3. Beanz Bookkeeping (B1)
4. CBF Printers (B2)
5. CBF Fulfilment (B8)
6. Fixit Property Maintenance (B1)
7. Pearce IT (B1)
8. SF Planning (B1)
9. Thenewsdesk (B1)
10. AR Home Improvements (B1)

Use class breakdown:

- B1: 70%
- B2: 20%
- B8: 10%

Occupancy: 10/10 (100%)

Vacancy rate: 0/10 (100%)

Relevant planning history:

- None.

Commentary:

- Traditional style business centre in close proximity to the city centre. Surrounding uses include small scale commercial, employment, residential and retail.
- Fully occupied at the time the survey was undertaken, with businesses within the B Use Classes.
- Accessed off Alvin Street, which linked to London Road. Given its central location, the business centre is easily accessible to city centre and London Road shops, services and facilities, as well as the bus and rail interchange and high frequency bus services.
Given its location, the centre has excellent access to shop, services in facilities in the city centre and beyond.
- The centre has recently been subject to renovation and investment.



ELR013: Chase Lane Employment Area, Eastern Avenue

Gross site area: 5.1 hectares
No. of units: 21

Occupiers and Use Class:

- | | |
|---------------------------------------|--|
| 1. Big Yellow Storage (B8) | 12. LP Welding and Pipe Services (B2) |
| 2. Mikes Recovery Services (B1) | 13. Ski Motors (B2) |
| 3. Recycling Centre (B2) | 14. Car Air Condition Services (B8) |
| 4. GPM (B2) | 15. Digital Marketing Strategists (B2) |
| 5. SW Tyres (B2) | 16. Helium Motors (B2) |
| 6. Performance Revamp (B2) | 17. Monster Mikes Concrete (B8) |
| 7. 123 Commercial Car MOT (B2) | 18. All Nations Community Centre (D2) |
| 8. Scruffs Away Accident Repairs (B2) | 19. Vacant |
| 9. Chase Lane Fireworks (A1) | 20. Vacant |
| 10. Greenlight Hydroponics (A1) | 21. Vacant |
| 11. German Car Services (B2) | |

Use class breakdown:

- A1: 10%
- B1: 5%
- B2: 52%
- B8: 14%
- D2: 5%
- Vacant: 14%

Occupancy: 18/21 (86%)

Vacancy rate: 3/21 (14%)



Relevant planning history:

- 15/00812/FUL - Retrospective change of use of part of site to car sales.
- 16/01129/FUL - Renewal of temporary consent granted on the 9th of November 2015 ref.
- 15/00812/FUL for a further 3 years for car sales with temporary sales office/welfare unit, shipping container and portable garage.

Commentary:

- Fairly large employment area located to the east of the city, bounded by the railway line to the west and Eastern Avenue to the east. Employment uses are located to the north and south.
- Very good levels of occupation, with 18 out of 21 units occupied at the time the survey was undertaken.
- A range of different occupiers, with a strong focus towards vehicle maintenance, repair and improvements. The site also includes a recycling centre and community centre.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.
- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.

ELR014: Green Farm Business Park

Gross site area: 4.7 hectares
No. of units: 17

Occupiers and Use Class:

- | | |
|--|------------------------------------|
| 1. Plumbing Trade Supplies (B8) | 10. Neptune Building Services (B1) |
| 2. Turnball and Asser (B1) | 11. The Property Centres (A2) |
| 3. Midlands Financial Consultancy (B1) | 12. Salon Services (B8) |
| 4. Excel Precision WSE (B1) | 13. Opex Logistics (B8) |
| 5. Gloucester Locksmith (A1) | 14. Busy Bees (D1) |
| 6. The Plastic Centre Gloucester (B2) | 15. DSA Test Centre (Sui Gen) |
| 7. Window Fitters Mate (A1) | 16. Abbey Design (B1) |
| 8. Cooke Sheet Metal (B1) | 17. OASYS (A2) |
| 9. Kier Construction (B1) | |

Use class breakdown:

- A1: 12%
- A2: 12%
- B1: 41%
- B2: 6%
- B8: 18%
- D1: 6%
- Sui Gen: 6%

Occupancy: 17/17 (100%)

Vacancy rate: 0/17 (0%)



Relevant planning history:

- 18/00787/JPA - Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments).
- 18/00788/JPA - Prior approval from Class B1(a) offices to Class C3 dwelling (6 apartments).
- 16/00188/FUL - External alterations to building.
- 16/00191/JPA - Prior approval for change of use from offices (Class B1a) to dwelling house/flats.
- 15/00818/FUL - External alterations to building.

Commentary:

- Modern business park located to the south of the city in Quedgeley. Employment uses located to the south and east. Residential development to the north and west.
- Fully occupied with a range of different uses, a strong focus on B Use Class businesses as well as some A2 uses, a nursery and DSA test centre.
- Some employment uses lost in recent years through permitted development rights to residential development.
- Excellent accessibility being located close to the A38 and the M5 motorway to the south. The site is also subject to various high frequency buses to the city centre and north Bristol, via the Waterwells park and ride to the south.
- The site is near Quedgeley District Centre and other shops, services and facilities in the local area.

ELR015: Southbrook Road Trading Estate

Gross site area: 6.3 hectares
No. of units: 12

Occupiers and Use Class:

- | | |
|--------------------------------------|--------------------------------------|
| 1. McDonalds (A3) | 7. Central Tyres (B2) |
| 2. Dominos (A5) | 8. Longford Fencing Landscapers (B1) |
| 3. Colour Centre (A1) | 9. Smith News (B8) |
| 4. Kwik fit Gloucester (B2) | 10. Decora Mouldings (B2) |
| 5. Severnside Fireplaces & Wood (A1) | 11. Vacant |
| 6. Dairy Crest (B8) | 12. Vacant |

Use class breakdown:

- A1: 17%
- A3: 8%
- A5: 8%
- B1: 8%
- B2: 25%
- B8: 17%
- Vacant: 17%

Occupancy: 10/12 (83%)

Vacancy rate: 2/12 (17%)



Relevant planning history:

- 16/00627/FUL - Creation of concrete bunded storage area at rear.
- 16/01011/FUL - Extension of existing mezzanine for the installation of 214.3sqm of floorspace at mezzanine level (retail).

Commentary:

- Traditional style employment area with modern A3 uses fronting Eastern Avenue.
- Very well occupied with 10 out of 12 units occupied at the time the survey was undertaken.
- Mix of uses, with focus towards B Use Class businesses.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.
- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.

ELR016: Northbrook Road Trading Estate

Gross site area: 2.4 hectares
No of units: 7

Occupiers and Use Class:

1. Poetons (B1)
2. Top Q Club (D2)
3. Symths toys (A1)
4. Magnet (A1)
5. Fullbrooks of England (B1)
6. Vacant
7. Vacant

Use class breakdown:

- A1: 29%
- B1: 29%
- D2: 14%
- Vacant: 29%

Occupancy: 5/7 (71%)

Vacancy rate: 2/7 (29%)



Relevant planning history:

- 15/01056/FUL - Change of use of part ground floor to Class A5 hot food takeaway.
- 17/00765/FUL - Extension to existing premises with additional car parking.

Commentary:

- Traditional style employment area with modern A1 uses fronting Eastern Avenue. B and D uses to the rear of retail uses.
- Site sandwiches between Eastern Avenue and the railway line, with predominantly employment uses located to the north and south.
- Very well occupied with 5 out of 7 units occupied at the time the survey was undertaken.
- Mix of uses, with focus towards B Use Class businesses and A1 shops.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.
- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.

ELR017A: Lower Tuffley Lane – Area A

Gross site area: 3.4 hectares
No. of units: 2

Occupiers and Use Class:

1. XPO Logistics (B8)
2. Johnsons Volvo Gloucester (Sui Gen)

Use class breakdown:

- A1: 50%
- B8: 50%

Occupancy: 2/2 (100%)

Vacancy rate: 0/2 (0%)



Relevant planning history:

- 17/00515/FUL - Refurbishment and re-branding of existing BMW and MINI motor retail facility.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- The frontage to Cole Avenue is characterised by car sales and other businesses that benefit from a strong road frontage. Surrounding area employment in character.
- Large site occupied to two large businesses, fully occupied at the time the study was undertaken.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR017B: Lower Tuffley Lane – Area B

Gross site area: 1 hectare
No. of units: 20

Occupiers and Use Class:

- | | |
|-----------------------------------|-------------------------------------|
| 1. Robertsons Transport (Sui Gen) | 11. Edging UK (B8) |
| 2. MBS Accountants (B1) | 12. Olympus technologies (B8) |
| 3. First Equipment (B2) | 13. Major Entertainment (B1) |
| 4. Colour Correction (Sui Gen) | 14. Pioneer Automated Controls (B1) |
| 5. Folley Electrical (B1) | 15. Wild Services (B1) |
| 6. Autoglaze (B2) | 16. Hydroflow (B2) |
| 7. Leisure Vehicle Repairs (B2) | 17. Personnel Vending (B8) |
| 8. Glevum Heating (B8) | 18. Vacant |
| 9. Salon Supplies (B8) | 19. Vacant |
| 10. Seven-day Windows (B2) | 20. Vacant |

Use class breakdown:

- B1: 25%
- B2: 25%
- B8: 25%
- Sui Gen: 10%
- Vacant: 15%

Occupancy: 17/20 (85%)

Vacancy rate: 3/20 (15%)

Relevant planning history:

- None.



Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a range of different occupiers, with a strong focus towards B Use Class businesses. High levels of occupation, with 17 out of 20 units occupied at the time the survey was undertaken.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR017C: Lower Tuffley Lane – Area C

Gross site area: 2.2 hectares
No. of units: 7

Occupiers and Use Class:

1. Phoenix Vessel Tech (B2)
2. Sparky Auto Electrics (B1)
3. Janes Pantry (A5)
4. Samson Lifting (B8)
5. Volovo Truck and Bus Centre (Sui Gen)
6. Marshall Langeton (B8)
7. Lifting and Crane Services (Sui Gen)

Use class breakdown:

- A5: 14%
- B1: 14%
- B2: 14%
- B8: 29%
- Sui Gen: 29%

Occupancy: 7/7 (100%)
Vacancy rate: 0/7 (0%)



Planning history:

- 19/00331/FUL - Change of use of buildings from storage for transport company (B8) to vehicle repairs (B2) and associated ducting.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a strong focus towards B Use Class businesses. Occupation levels were at 100% at the time the survey was undertaken.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR017D: Lower Tuffley Lane – Area D

Gross site area: 0.2 hectares
No. of units: 6

Occupiers and Use Class:

1. Motivair Services & Products (B8)
2. Motivair Services & Products (B8)
3. Freeman's Event Partners (B1)
4. Pig's Ears Beers West (B8)
5. Vacant
6. Vacant

Use class breakdown:

- B1: 17%
- B8: 50%
- Vacant: 33%

Occupancy: 4/6 (66%)

Vacancy rate: 2/6 (33%)

Relevant planning history:

- None.



Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a strong focus towards B Use Class businesses. High levels of occupation with 4 out of 6 units occupied at the time the survey was undertaken.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR017E: Lower Tuffley Lane – Area E

Gross site area: 3.3 hectares
No. of units: 18

Occupiers and Use Class:

- | | |
|---|---------------------------------|
| 1. Keith Rhodes (B2) | 10. Chris Mullins Tyres (B2) |
| 2. Gloucester Radiator Specialists (B8) | 11. Biffa (Sui Gen) |
| 3. Barbow Engineering (B2) | 12. Autoglass (B1) |
| 4. Watkins Rowis Pipe Merchants (B8) | 13. Tw Auto Glass Services (B1) |
| 5. Intoco (B8) | 14. Vacant |
| 6. Completely Motoring (Sui Gen) | 15. Vacant |
| 7. Ski Tyres (B2) | 16. Vacant |
| 8. Clear Waters Cars (Sui Gen) | 17. Vacant |
| 9. Oceaneering (B2) | 18. Vacant |

Use class breakdown:

- B1: 11%
- B2: 28%
- B8: 17%
- Sui Gen: 17%
- Vacant: 28%

Occupancy: 13/18 (72%)
Vacancy rate: 5/18 (28%)

Relevant planning history:

- 16/01016/FUL - Redevelopment of site to provide 12 commercial units Use Class B1, B2, B8, A3.
- 19/00573/COU - Change of use from B8 (Electrical Wholesale) to D2 (Cheerleading Academy).
- 15/00305/COU - Change of use from automotive parts store to tyre fitting shop.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a strong focus towards B Use Class businesses. High levels of occupation with 13 out of 18 units occupied at the time the survey was undertaken.
- Recent developments include reconfiguration to provide range of B Use Class units and an A3. Two recent losses to a cheerleading academy and tire fitting shop.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.



ELR017F: Lower Tuffley Lane – Area F

Gross site area: 2.1 hectares
No. of units: 4

Occupiers and Use Class:

1. Downton (B1)
2. McDonalds (A3)
3. Bristol Street Motors (Sui Gen)
4. E G Carter & Co (B1)

Use class breakdown:

- A3: 25%
- B1: 50%
- Sui Gen: 25%

Occupancy: 4/4 (100%)

Vacancy rate: 0/4 (0%)



Relevant planning history:

- 15/00657/FUL - Three storey extension and 2 x single storey extension to existing offices.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a mix of uses, with B uses located to the rear with a restaurant and car sales fronting Bristol Road. All units were occupied at the time the survey was undertaken.
- Recent developments include reconfiguration to provide range of B Use Class units and an A3. Two recent losses to a cheerleading academy and tire fitting shop.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR017G: Lower Tuffley Lane – Area G

Gross site area: 2.1 hectares
No. of units: 14

Occupies and Use Class:

- | | |
|---------------------------------------|---------------------------------|
| 1. Pets at Home (A1) | 8. Topps Tiles Gloucester (A1) |
| 2. Wickes (A1) | 9. Screwfix (A1) |
| 3. Companion Care Vets Glos (Sui Gen) | 10. City Plumbing (B8) |
| 4. Delux Decorator (A1) | 11. Tile Giant (A1) |
| 5. Kestrel Valve (B8) | 12. Benchmarx (B8) |
| 6. Howdens (A1) | 13. Euro Cell (B8) |
| 7. NGN Motors (B2) | 14. SDesign Tech Solutions (B2) |

Use class breakdown:

- A1: 50%
- B2: 14%
- B8: 29%
- Sui Gen: 7%

Occupancy: 14/14 (100%)

Vacancy rate: 0/14 (0%)

Planning history:

- None.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a strong focus towards B Use Class businesses as well as a range of home improvement / trade counter type uses associated with the Wickes store.
- Occupation was at 100% at the time the survey was undertaken.
- Recent developments include reconfiguration to provide range of B Use Class units and an A3. Two recent losses to a cheerleading academy and tire fitting shop.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.



ELR017H: Lower Tuffley Lane – Area H

Gross site area: 1.2 hectares
No. of units: 4

Occupiers and Use Class:

1. Jewson's (B8)
2. Title Showroom (A1)
3. Trade centre (B8)
4. Graham Plumbers Merchants (B8)

Use class breakdown:

- A1: 25%
- B8: 75%

Occupancy: 4/4 (100%)

Vacancy rate: 0/4 (0%)



Relevant planning history:

- 15/01474/FUL - External alterations to existing building including external cladding.

Commentary:

- Traditional employment area located adjacent to Cole Avenue to the south of the city near Quedgeley.
- Site characterised by a strong focus towards B8 Use Class businesses. Occupation was at 100% at the time the survey was undertaken.
- Recent developments include reconfiguration to provide range of B Use Class units and an A3. Two recent losses to a cheerleading academy and tire fitting shop.
- Excellent accessibility being located off Cole Avenue with links to the main trunk road and the M5 motorway to the south. Located near high frequency bus routes to the city centre and beyond, and with the Waterwells Park and Ride to the south.
- Site near a range of shops, services and facilities in the local area, including Quedgeley District Centre, albeit not walkable.

ELR018: Eastern Avenue Trading Estate

Gross site area: 2.9 hectares
No. of units: 21

Occupiers and Use Class:

- | | |
|--|---------------------------------|
| 1. Howdens (A1) | 12. Fishing Republic (A1) |
| 2. PPG Architectural (B1) | 13. Levo AT Limited (B1) |
| 3. ERIKS (B8) | 14. Refrigeration parts (B8) |
| 4. Signs engineering (B2) | 15. Signs Express (B1) |
| 5. Screwfix (A1) | 16. Aaron Roofing Supplies (B8) |
| 6. Parts Alliance (B8) | 17. GMF Motoring Factors (B8) |
| 7. KEW electric (B8) | 18. The P&M Group (B1) |
| 8. Crown Paints (A1) | 19. Bell Tools Limited (A1) |
| 9. CEF (B8) | 20. Vacant |
| 10. SIG (B8) | 21. Vacant |
| 11. Gloucester BMW Specialists (Sui Gen) | |

Use class breakdown:

- A1: 24%
- B1: 19%
- B2: 5%
- B8: 38%
- Sui Gen 5%
- Vacant 10%

Occupancy: 19/21 (90%)
Vacancy rate: 2/21 (10%)

Relevant planning history:

- None.

Commentary:

- Traditional style employment area located off Eastern Avenue to the east of the city.
- Site sandwiched between Eastern Avenue and the railway line, with predominantly employment uses located to the north and south.
- Very well occupied with 26 out of 28 units occupied at the time the survey was undertaken.
- Mix of uses, with focus towards B Use Class businesses and B8 Use Class businesses.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.
- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.



ELR019: Eastbrook Trading Estate

Gross site area: 7.2 hectares
No. of units: 20

Occupiers and Use Class:

- | | |
|--|---------------------------------|
| 1. KFC (A3) | 11. CDW Systems (B2) |
| 2. 5-Star Car Wash (Sui Gen) | 12. BSS (B8) |
| 3. Auto Mech (B2) | 13. Peugeot (Sui Gen) |
| 4. Eclipse Furniture (B8) | 14. L&S cars (Sui Gen) |
| 5. EB Eastbrook Company (B8) | 15. Bennett's Coaches (Sui Gen) |
| 6. One School Global-(<i>occupies 2 units</i>) (D1) | 16. Halfords (A1) |
| 7. One School Global- (<i>occupies 2 units</i>) (D1) | 17. Citroen (Sui Gen) |
| 8. Eroga-(<i>occupies 2 units</i>) (B2) | 18. Homebase (A1) |
| 9. Eroga-(<i>occupies 2 units</i>) (B2) | 19. Warner's Van Centre (A1) |
| 10. Darchem Engineering (B2) | 20. Vacant |

Use class breakdown:

- A1: 15%
- A3: 5%
- B2: 25%
- B8: 15%
- Sui Gen: 25%
- Vacant: 5%

Occupancy: 19/20 (95%)

Vacancy rate: 1/20 (5%)



Relevant planning history:

- 15/00613/FUL - Change of Use from Retail (Use Class A1) to Indoor Trampoline Park (Use Class D2).
- 18/00490/FUL - Demolition of single storey offices, workshops and stores and replacement with two storeys building with offices.
- 17/00026/COU - Change of use of existing warehouse to training centre in conjunction with.

Commentary:

- Large area characterised by a mix of employment uses to the rear and retail / restaurant uses fronting onto main roads. Retail and employment use located to the north and west, open space to the east and Gloucester cemetery to the south.
- Excellent occupancy with 19 out of 20 units occupied at the time the survey was undertaken.
- Mix of uses, with focus towards B Use Class businesses. Vehicle sales, maintenance and repair focus along Eastern Avenue.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.

- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.

ELR020: Moreland Trading Estate

Gross site area: 2.4 hectares
No. of units: 22

Occupiers and Use Class:

- | | |
|----------------------------------|----------------------------------|
| 1. Yip Shing (A1) | 12. Swindon Airsoft (D2) |
| 2. C & L windows (B2) | 13. Carpet Factory Shop (A1) |
| 3. Diamond Cut Glass (B2) | 14. The Furniture Warehouse (A1) |
| 4. HPR Plumbing and heating (B2) | 15. PTL Tyres (B2) |
| 5. Morgan Barnfield (B1) | 16. Streethouse Studios (D2) |
| 6. Switch Electrical (B1) | 17. Range Martial Arts (D2) |
| 7. KP's Nuts about Dance (D2) | 18. Triple 5 Triple 4 (Sui Gen) |
| 8. Cricket Shop (A1) | 19. Vacant |
| 9. Canya Care (B1) | 20. Vacant |
| 10. KJ Accounts (A2) | 21. Vacant |
| 11. Imperial Food (B8) | 22. Vacant |

Use class breakdown:

- A1: 18%
- A2: 5%
- B1: 14%
- B2: 18%
- B8: 5%
- D2: 18%
- Sui Gen: 5%
- Vacant: 18%

Occupancy: 18/22 (82%)

Vacancy rate: 4/22(18%)

Relevant planning history:

- None.

Commentary:

- Known locally as the 'match factory' as the location that England's Glory matches used to be manufactured. Since split into 18 units of differing sizes and uses.
- Located to the very north of Bristol Road, close to the Peel Centre 'out-of-centre' retail park and on the edge of the city centre boundary. Madleaze Industrial Estate and Mill Place (both employment areas) located to the west, with residential to the east and south. An Aldi supermarket and residential development located directly to the north.
- High occupancy at the time the survey was undertaken, with 18 out of 22 units occupied.
- The landlords offer short term licensing agreements and three months flexi contracts and units are therefore popular with start-up and small businesses that require affordable rents. Communal areas are also provided.
- Characterised by a range of uses including B Use Class businesses, retail and leisure.
- Excellent accessibility, being located off Bristol Road with easy access to the trunk road network, high frequency buses and walkable to surrounding areas offering shops, services and facilities. That being said, the My Local Economy report (2017) identifies issues with congestion issues at times towards the northern part of Bristol Road.



ELR021: Olympus Business Park

Gross site area: 13.2 hectares
No. of units: 24

Occupiers and Use Class:

- | | |
|--|--|
| 1. SA Europe (B8) | 14. Wood Veterinary (Sui Gen) |
| 2. Sofas Express (A1) | 15. Farmfoods (A1) |
| 3. CKF (B2) | 16. Heritage Automotive Volkswagen (Sui Gen) |
| 4. KODAK Lens (B2) | 17. Body Flex (D2) |
| 5. Rifina Electrical Distribution (B8) | 18. Quedgeley Service Station (Sui Gen) |
| 6. Geotechnical (B1) | 19. Subway (A5) |
| 7. The Spring Centre (D1) | 20. The Safety Knife (B8) |
| 8. Severn Glocon (B2) | 21. Sanctus (B1) |
| 9. Proactive Business Suppliers (B8) | 22. Duty Point (B1) |
| 10. ARRK (B1) | 23. Clearwater Academy (D1) |
| 11. Parasense (A2) | 24. Vacant (B1) |
| 12. Bruton Knowles (B1) | |
| 13. Blade Flexidrive (B2) | |

Use class breakdown:

- A1: 8%
- A2: 4%
- A5: 4%
- B1: 25%
- B2: 17%
- B8: 17%
- D1: 8%
- D2: 4%
- Sui Gen: 13%

Occupancy: 23/24 (96%)
Vacancy rate: 1/24 (4%)



Relevant planning history:

- 14/01312/COU - Change of use from Class B1 to Class B2 (General Industrial).

Commentary:

- Strategic employment area located in Quedgeley to the south of the city. Employment uses located to the north, residential to the east, west and south. To the south east is Quedgeley District Centre.
- Characterised by B Use Class employment uses, with some retail and leisure uses fronting Bristol Road (Quedgeley). Occupancy was at 100% at the time the survey was undertaken.
- One fairly recent planning consent for the change of use of B1 to B2. Furthermore, a longstanding vacant unit fronting the A38/Cole Avenue junction has recently been occupied by Sanctus.

- The area has excellent accessibility, being located adjacent to the A38 and close to the M5 motorway, close to high frequency bus routes and the Waterwells Park and Ride. Being close to Quedgeley District Centre, the area has superb access to local shops, services and facilities.

ELR022: Pullman Court

Gross site area: 0.1 hectares
No. of units: 10

Occupiers and Use Class:

- | | |
|--|---------------------------------|
| 1. Davey Law (B1) | 5. Unite (B1) |
| 2. Baldwins Accountant (B1) | 6. Payestaff (B1) |
| 3. British Holiday Association-(occupies 2 units) (B1) | 7. 10 Yetis PR Agency (B1) |
| 4. British Holiday Association-(occupies 2 units) (B1) | 8. ASH Chartered surveyors (B1) |
| | 9. Vacant |
| | 10. Vacant |

Use class breakdown:

- B1: 80%
- Vacant: 20%

Occupancy: 8/10 (80%)

Vacancy rate: 2/10 (20%)

Relevant planning history:

- None.

Commentary:

- Modern units with dedicated parking.
- Railway line located directly to the south with an Asda supermarket beyond. Gloucestershire Royal Hospital is located to the north and Gloucester Railway Station / car parking to the west.
- High levels of occupancy with 8 out of 10 units occupied at the time the survey was undertaken. All units occupied by B Use Class businesses.
- Very good accessibility off Great Western Road. Excellent accessibility by sustainable transport modes given close proximity to the bus and rail interchange, city centre and London Road commercial area.



ELR023: Pullman Place

Gross site area: 0.1 hectares

No. of units: 1

Occupiers and Use Class:

1. NHS together (D2)

Use class breakdown:

- D2: 100%

Occupancy: 1/1 (100%)

Vacancy rate: 0/1 (0%)



Relevant planning history:

- 16/01190/COU - Change of use of ground floor from a 'call centre office' to outpatient suite Class D1 and associated alterations.

Commentary:

- One employment unit recently converted to an NHS use associated with the adjacent Gloucestershire Royal Hospital (formerly B1 office). Modern unit with dedicated parking.
- Railway line located directly to the south with an Asda supermarket beyond. Gloucestershire Royal Hospital is located to the north and Gloucester Railway Station / car parking to the west.
- Very good accessibility off Great Western Road. Excellent accessibility by sustainable transport modes given close proximity to the bus and rail interchange, city centre and London Road commercial area.

ELR024: Ashville Road Trading Estate

Gross site area: 9.2 hectares
No. of units: 15

Occupiers and Use Class:

- | | |
|---------------------------------------|---------------------------------------|
| 1. SAFPRO (B8) | 9. Precision Profiles Gloucester (B2) |
| 2. Target Catering Supplies (B8) | 10. KICX martial arts (D2) |
| 3. Forge Motorsport (B2) | 11. Fight factory (D2) |
| 4. Travis Perkins (B8) | 12. Vacant |
| 5. Hoffbauer UK (B2) | 13. Vacant |
| 6. Frasers of Gloucester (Sui Gen) | 14. Vacant |
| 7. Suzuki (Sui Gen) | 15. Vacant |
| 8. Thairapy Hair and Beauty (Sui Gen) | |

Use class breakdown:

- B2: 20%
- B8: 20%
- D2: 13%
- Sui Gen: 20%
- Vacant: 27%

Occupancy: 11/15 (73%)
Vacancy rate: 4/15 (27%)

Relevant planning history:

- None.



Commentary:

- Traditional employment area located off Bristol Road. Employment uses to the north, south and west. Residential development to the east. Beyond the employment areas to the east is the Gloucester Sharpness Canal.
- The trading estate is characterised by a range of use, being B Use Class focussed, but with 2 leisure uses and a hair/beauty unit. The site was well occupied at the time the survey was undertaken, with 11 out of 15 units occupied.
- Accessed off Ashville Road which links to Bristol Road. Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south. Very good public transport connectivity being adjacent to a high frequency bus route. The area is somewhat peripheral from local shops, services and facilities, though these can be accessed a short drive away.

ELR025: Empire Way Trading Estate

Gross site area: 3.0 hectares
No. of units: 20

Occupiers and Use Class:

- | | |
|---------------------------------------|---|
| 1. Ultimate Accident Repair Shop (B2) | 11. JSM Brand Exposure (B8) |
| 2. Banner Hardware (B8) | 12. Gloucester self-serving (Sui Gen) |
| 3. Avon Speciality metals (B2) | 13. AVT Pump (B8) |
| 4. Rexel electrical supplies (B8) | 14. Rapid rail (B1) |
| 5. BL Flooring (A1) | 15. Car Motion (Sui Gen) |
| 6. Walsall Electrical (B8) | 16. CMS Vehicle solutions (Sui Gen) |
| 7. Keyway (B2) | 17. SYNTIQ Gloucester (B8) |
| 8. Pullman fleet services (Sui Gen) | 18. Apex Wheels (B2) |
| 9. Gloucester Boxes (A1) | 19. Cathedral Cars Gloucester (Sui Gen) |
| 10. HKC Industrial (B2) | 20. FIT centre (B2) |

Use class breakdown:

- A1: 10%
- B1: 5%
- B2: 30%
- B8: 30%
- Sui Gen: 25%

Occupancy: 20/20 (100%)
Vacancy rate: 0/20 (0%)

Relevant planning history:

- None.

Commentary:

- Traditional employment area located off Bristol Road. Employment uses to the north, south and west. Residential development to the east. Beyond the employment areas to the east is the Gloucester Sharpness Canal.
- The trading estate is characterised by a range of use, being B Use Class focussed, but with a range of other uses. At the time the survey was undertaken, occupancy was at 100%.
- Accessed off Ashville Road which links to Bristol Road. Strong accessibility being located adjacent to Bristol Road, with access to the A430, A38 and M5 to the south. Very good public transport connectivity being adjacent to a high frequency bus route. The area is somewhat peripheral from local shops, services and facilities, though these can be accessed a short drive away.



ELR026: St Albans Trading Estate

Gross site area: 4.5 hectares
No. of units: 7

Occupiers and Use Class:

- | | |
|---------------------------------|-----------------------------|
| 1. JSM Brand Exposure (B1) | 5. HKC Industrial (B1) |
| 2. Pullman Fleet Services (B8) | 6. Keyway (Sui Gen) |
| 3. Gloucester Boxes (A1) | 7. Gloucester Removals (B8) |
| 4. Gloucester Self-Storage (B8) | |

Use class breakdown:

- A1: 14%
- B1: 29%
- B8: 43%
- Sui Gen: 14%

Occupancy: 7/7 (100%)
Vacancy rate: 0/7 (0%)



Relevant planning history:

- 18/00619/FUL - Change of use from National Grid to vehicle breaking place (sui generis use).
- 15/00675/FUL - Installation of an additional overhead sectional door to the south elevation
Installation of new 2.4m high palisade fencing and 5m wide gates to new site boundaries.
Change of use of adjoining area of land to ancillary service yard (Use Classes B1, B2 and B8).

Commentary:

- Traditional employment area located to the east of Bristol Road. Employment uses to the north, west and south, residential development to the east.
- Strong focus towards B Use Class businesses, plus a retail unit and slip hire business. At the time the survey was undertaken, occupancy was at 100%.
- Very good accessibility, being located off Bristol Road, which is also subject to high frequency bus services.
- Whilst not particularly close to a designated centre, there are various shops, services and facilities in and around the wider area. The nearest designated centre is Quedgeley District Centre, a short drive to the south.

ELR027: Spinnaker Road Trading Estate

Gross site area: 11.5 hectares
No. of units: 22

Occupiers and Use Class:

- | | |
|-----------------------------------|----------------------------|
| 1. Hydro Centre (B2) | 13. Green Light (D2) |
| 2. MOTUS Commercials (Sui Gen) | 14. Europcar (Sui Gen) |
| 3. Hobb Brothers (B8) | 15. HD Brows (Sui Gen) |
| 4. Elmbridge Supplies (B8) | 16. Boiswood (B8) |
| 5. Cobus Spaces (B1) | 17. Selina's Lettings (A2) |
| 6. RK Davies (B2) | 18. Vacant |
| 7. Honda Bike Dealers (Sui Gen) | 19. Vacant |
| 8. Colwells (B2) | 20. Vacant |
| 9. Bosch Service (B2) | 21. Vacant |
| 10. Pritchard Motor Services (B2) | 22. Vacant |
| 11. Middleton Panels (B8) | |
| 12. 360 Cleaners (B1) | |

Use class breakdown:

- A2: 5%
- B1: 9%
- B2: 23%
- B8: 18%
- D2: 5%
- Sui Gen: 18%
- Vacant: 23%

Occupancy: 17/22 (77%)
Vacancy rate: 5/22 (23%)

Relevant planning history:

- None

Commentary:

- Traditional employment area located at Hempsted to the north of Gloucester City. Bounded by Llanthony Road to the east and Gloucester Recycling Centre and landfill located to the west. Employment uses located to the north and a residential development site to the south (known as the 'Former MOD Oil Storage Depot').
- The trading estate is characterised by B Use Class businesses, but with a mix of others uses including a vehicle dealership and a lettings agency.
- At the time the survey was undertaken, occupancy was high with 17 out of 22 units occupied.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.



ELR028: Llanthony Business Park

Gross site area: 0.4 hectares
No. of units: 5

Occupiers and Use Class:

1. John Clancy Building Services Ltd (B1)
2. AC Automotive Ltd (B1)
3. Auto Air Gloucester Ltd-(occupies 2 units) (B1)
4. Auto Air Gloucester Ltd-(occupies 2 units) (B1)
5. Vacant

Use class breakdown:

- B1: 80%
- Vacant: 20%

Occupancy: 4/5 (80%)

Vacancy rate: 1/5 (20%)

Relevant planning history:

- None.



Commentary:

- Traditional employment area located on the edge of the city centre. The site is bounded by Llanthony Road to the east and Hemmingsdale Road to the north. The area is employment in nature, albeit Llanthony Priory and environs is located to the east beyond Llanthony Road.
- The trading estate is small, having only 4 units all of which are occupied by B Use Class businesses at the time the survey was undertaken.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.

ELR029: Llanthony Industrial Estate

Gross site area: 0.6 hectares
No. of units: 3

Occupiers and Use Class:

1. W.J Morley & Son (Roofing) Ltd (B1)
2. Severnside Scaffolding Ltd (B1)
3. Chips Away (B2)

Use class breakdown:

- B1: 66%
- B2: 33%

Occupancy: 3/3 (100%)
Vacancy rate: 0/3 (0%)

Relevant planning history:

- None.



Commentary:

- Traditional employment area located on the edge of the city centre. The site is bounded by Llanthony Road to the east and Hemmingsdale Road to the south. The area is employment in nature, albeit Llanthony Priory and environs is located to the east beyond Llanthony Road.
- The trading estate is small, having only 3 units all of which are occupied by B Use Class businesses at the time the survey was undertaken.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.

ELR030: City Business Centre

Gross site area: 0.6 hectares
No. of units: 16

Occupiers and Use Class:

- | | |
|--|--------------------------|
| 1. Café Priory (A3) | 9. Bikini Bathrooms (A1) |
| 2. Hempsted Alloys (B2) | 10. Vacant |
| 3. Gloucester Coating (B2) | 11. Vacant |
| 4. Tyre and Battery Centre (B2) | 12. Vacant |
| 5. CJS Engineering (B2) | 13. Vacant |
| 6. Gloucestershire Chest Fund (B1) | 14. Vacant |
| 7. Avenue Cars (Sui Gen) | 15. Vacant |
| 8. Industrial Coating and finishing (B2) | 16. Vacant |

Use class breakdown:

- A1: 6%
- A3: 6%
- B1: 6%
- B2: 31% Sui Gen: 6%
- Vacant: 44%

Occupancy: 9/16 (56%)
Vacancy rate: 7/16 (44%)

Relevant planning history:

- 15/01350/FUL - The proposed change of use from Use Class B1 to D2 for use as a Weightlifting Club.



Commentary:

- Large employment unit located on the edge of the city centre. The site is bounded by Llanthony Road to the east, Hemmingsdale Road to the north and Sudmeadow Road to the south. The area is employment in nature, albeit Llanthony Priory and environs is located to the east beyond Llanthony Road.
- The building comprises 16 separate units which are home to a range of different uses. At the time the survey was undertaken, just over half of units were occupied. It is understood that this site will be subject to partial demolition to support adjacent highways improvements.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.

ELR031: Goodrich Trading Estate

Gross site area: 3.8 hectares
No. of units: 11

Occupiers and Use Class:

- | | |
|--|-----------------------------|
| 1. Hydrocenid House & fluid connect (B2) | 7. MS Therapy Centre (D2) |
| 2. Mercury Glazing Supplies (B8) | 8. Speedy Services (B8) |
| 3. John Dandy Motors (Sui Gen) | 9. Kingscott Dix (B1) |
| 4. Duty Point (B2) | 10. Brunsdon Financial (B1) |
| 5. Smart (Sytar Group) (Sui Gen) | 11. KFC (A3) |
| 6. Hanman (B2) | |

Use class breakdown:

- B1: 18%
- B2: 27%
- B8: 18%
- Sui Gen: 18%
- D2: 9%
- A3: 18%

Occupancy: 11/11 (100%)

Vacancy rate: 0/11 (0%)



Relevant planning history:

- 18/00423/FUL - The Demolition of existing building and erection of new B1(c), B8 Building divided into two units with ancillary access, parking and associated works.
- 16/00790/COU - Change of Use from B2 (General Industrial) to D2 therapy centre.

Commentary:

- Traditional industrial estate located to the south of the city in Quedgeley. Bounded by the Gloucester Sharpness Canal to the north and east. Residential development is located to the south. Beyond the canal to the north is the Netheridge Sewage Treatment Works and this site is therefore located within the cordon sanitaire (an area likely to be affected by odour).
- The trading estate is characterised by B Use Class business along with a recently Implemented MS therapy centre. Occupancy was at 100% at the time the survey was undertaken.
- In 2018 planning permission was granted and subsequently implemented for the subdivision of one B Use Class building into two.
- The area has excellent accessibility, being located adjacent to the A38 and close to the M5 motorway, close to high frequency bus routes and the Waterwells Park and Ride.
- Being close to Quedgeley District Centre, the area has superb access to local shops, services and facilities.

ELR032: Shepherd Road Inc. Central Trading Estate

Gross site area: 6.5 hectares
No. of units: 30

Occupiers and Use Class:

- | | |
|--|--|
| 1. Euro Car Parts (A1) | 16. Skill Zone- (<i>occupies 2 units</i>) (D1) |
| 2. Formula One Automotive (B2) | 17. Fire Station (Sui Gen) |
| 3. Wolseley (B2) | 18. Z and B Therapy (Sui Gen) |
| 4. Dougfield Plumbers Supplies (B8) | 19. Auroparts Diagnostics (B2) |
| 5. AJ Windows (B2) | 20. Johnsons Motors (Sui Gen) |
| 6. Principalities Plastics (B2) | 21. Swiftfit Gloucester (B2) |
| 7. Eurocell (B8) | 22. Rhythm Hub (D1) |
| 8. Vauxhall Car Dealership (Sui Gen) | 23. Duty Point Office (B1) |
| 9. Stantek Electronics (B2) | 24. Duty Point Production (B2) |
| 10. Dazzling Digits (Sui Gen) | 25. Cotswold Vehicle Electronics (B2) |
| 11. Westlands Architectural Iron (B2) | 26. Cole Avenue Car Wash (Sui Gen) |
| 12. MGC (B2) | 27. Vacant |
| 13. SAAB Services (B2) | 28. Vacant |
| 14. Chevrolet Services (B2) | 29. Vacant |
| 15. Skill Zone- (<i>occupies 2 units</i>) (D1) | 30. Vacant |

Use class breakdown:

- A1: 3%
- B1: 3%
- B2: 43%
- B8: 7%
- D1: 10%
- Sui Gen: 20%
- Vacant: 13%

Occupancy: 26/30 (87%)

Vacancy rate: 4/30 (13%)

Relevant planning history:

- 16/00455/COU - Proposed change of use from existing builders' merchants to B2 Use Class.

Commentary:

- Large industrial area located to the south of Cole Avenue. Area characterised by employment uses, with Tuffley Lane employment area located to the north and Olympus Park to the west. To the south is residential development.
- The area is strongly focussed on B Use Class employment with a range of other uses, including vehicle sales and repairs fronting Cole Avenue. At the time survey was undertaken, the area was well occupied, with 26 out of 30 units full.
- One recent planning consent has been implemented, which changed the use of a unit from the builders' merchants to B2 use.



- The area has excellent accessibility, being located adjacent to the A38 and close to the M5 motorway, close to high frequency bus routes and the Waterwells Park and Ride.
- Being close to Quedgeley District Centre, the area has superb access to local shops, services and facilities.

ELR033: 125 Business Park

Gross site area: 0.7 hectares
No. of units: 8

Occupiers and Use Class:

1. FSD Solutions-(*occupies 2 units*) (B1)
2. FSD Solutions-(*occupies 2 units*) (B1)
3. Gloucester College Construction- (*occupies 2 units*) (D1)
4. Gloucester College Construction- (*occupies 2 units*) (D1)
5. Certex (B2)
6. Severnvale Engineering (B2)
7. Clutch Clinic (B2)
8. Gloucester Diesel Centre (B2)

Use class breakdown:

- B1:25%
- B2: 50%
- D1: 25%

Occupancy: 8/8 (100%)
Vacancy rate: 0/8 (0%)

Relevant planning history:

- None.



Commentary:

- Traditional business park located in close proximity to Gloucester Docks, Gloucestershire College and the city centre.
- The site is B Use Class focussed, but with 2 units acting as education space for Gloucestershire College. At the time the survey was undertaken all units were fully occupied.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.

ELR034: Kingsholm Business Park

Gross site area: 3.8 hectares
No. of units: 6

Occupiers and Use Class:

1. Arjo Huntleigh (B8)
2. SCS Installation (B1)
3. Vacant
4. Vacant
5. Vacant
6. Vacant

Use class breakdown:

- B1: 17%
- B8: 17%
- Vacant: 66%

Occupancy: 2/6 (33%)
Vacancy rate: 4/6 (66%)



Relevant planning history:

- None.

Commentary:

- A substantial site located in Kingsholm, in close proximity to the city centre. Directly to the north is Kingsholm Stadium, home to Gloucester Rugby.
- In total there are 6 separate units but occupied by two large businesses. Both are B Use Class businesses and 4 of the 6 units were occupied at the time the survey was undertaken. This is largely because of the recent departure of SLG, an international cosmetics company.
- The site has great accessibility, being located off Kingsholm Road which links to the A40 to the north. The M5 motorway is a short drive away. Given its central location, it is the case that sometimes the surrounding roads can become congested, particularly when there are rugby games on at Kingsholm Stadium.
- The site is walkable to the city centre and the bus and rail interchange. High frequency buses also operate along Kingsholm Road. Within the immediate area, and in the city centre, a range of shops, services and facilities are available.

ELR035: Severnside Trading Estate

Gross site area: 2.6 hectares
No. of units: 9

Occupiers and Use Class:

1. Gantry Railings (B2)
2. BHZ Engineering (B2)
3. High Tech Fabrications (B2)
4. Mastersheds (B2)
5. Paintworks (B2)
6. Avenue Cars (Sui Gen)
7. Gloucester Bike Specialist (B2)
8. Express Repairs (B2)
9. Archer Recycling (Sui Gen)

Use class breakdown:

- B2: 78%
- Sui Gen: 22%

Occupancy: 9/9 (100%)
Vacancy rate: 0/9 (0%)

Relevant planning history:

- None.



Commentary:

- Traditional industrial estate in a peripheral location, accessed off Sudmeadow Road. The site is bound by the River Severn to the north and the Gloucester Recycling Centre and landfill to the west. Employment uses are to the east and south, the wider area being employment in nature.
- The site is focussed on B Use Class businesses along with vehicle repairs and works. At the time the survey was undertaken occupancy was at 100%.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Shops, services and facilities are in fairly close proximity with the local area, as is Sainsburys, Gloucester Quays and the city centre.

ELR036: Frances Woodcock Trading Estate

Gross site area: 0.6 hectares
No. of units: 9

Occupiers and Use Class:

1. The Second-Hand Shop (Recycled Furniture) (A1)
2. Phoenix Hydraulic Systems (B1)
3. RJM Plastery (B1)
4. Gloucestershire Furniture (A1)
5. Carpol (Sui Gen)
6. Vacant
7. Vacant
8. Vacant
9. Vacant

Use class breakdown:

- A1: 22%
- B1: 22%
- Sui Gen: 11%
- Vacant: 44%

Occupancy: 5/9 (56%)
Vacancy rate: 4/9 (44%)



Relevant planning history:

- None.

Commentary:

- A small traditional employment area located off Barton Street. Older style units in need of refurbishment. Directly adjacent to the site on the other side of Barton Street is St James Trading Estate, another employment area. Beyond that, the area is heavily residential in character.
- A mix of different business uses. At the time the survey was undertaken, occupancy was at 55%.
- The site is well accessed, being located off Barton Street. However, this road becomes more congested towards the city centre. To the south east, Barton Street meets Eastern Avenue, which then provides access the trunk road network and the M5 motorway. Barton Street has a number of high frequency bus services.
- A Sainsburys Local and Barton Street Local Centre are located a short distance away, providing a range of shop, services and facilities.

ELR037: St James Trading Estate

Gross site area: 2.6 hectares
No. of units: 26

Occupiers and Use Class:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Pro Systems MMA Gym-(occupies 3 units)(D2) 2. Pro Systems MMA Gym-(occupies 3 units)(D2) 3. Pro Systems MMA Gym-(occupies 3 units)(D2) 4. NCR Building and Landscaping (B1) 5. Barcoe Building Company (B1) 6. Iron Maiders (Sui Gen) 7. Caretakers store (B1) 8. Complete Installation Systems (B2) 9. Ghost Combat (D2) 10. Ian Taylor (B1) 11. Haden-Browne Plastics- (occupies 2 units)(B2) 12. Haden-Browne Plastics- (occupies 2 units)(B2) 13. 321 Private hire cars (Sui Gen) | <ol style="list-style-type: none"> 14. HCG Reactive Solutions- (occupies 4 units)(B2) 15. HCG Reactive Solutions- (occupies 4 units)(B2) 16. HCG Reactive Solutions- (occupies 4 units)(B2) 17. HCG Reactive Solutions- (occupies 4 units)(B2) 18. Q C Baits (A1) 19. Castle Capers (B1) 20. 3 Counties Drain Services (B2) 21. Eemkay Limited (B2) 22. Vacant 23. Vacant 24. Vacant 25. Vacant 26. Vacant |
|--|---|

Use class breakdown:

- A1: 4%
- B1: 19%
- B2: 35% D2: 15%
- Sui Gen: 8%
- Vacant: 19%

Occupancy: 21/26 (81%)
Vacancy rate: 5/26 (19%)

Relevant planning history:

- None.

Commentary:

- A small traditional employment area located off Barton Street. Older style units in need of refurbishment. Directly adjacent to the site on the other side of Barton Street is St James Trading Estate, another employment area. Beyond that, the area is heavily residential in character.
- Focussed on B Use Class businesses, along with one A1 shop. At the time the survey was undertaken, 21 out of 26 units were occupied.
- The site is well accessed, being located off Barton Street. However, this road becomes more congested towards the city centre. To the south east, Barton Street meets Eastern Avenue, which then provides access the trunk road network and the M5 motorway. Barton Street has a number of high frequency bus services.



- A Sainsburys Local and Barton Street Local Centre are located a short distance away, providing a range of shop, services and facilities.

ELR038: Triangle Park

Gross site area: 9.3 hectares
No. of units: 27

Occupiers and Use Class:

- | | |
|-------------------------------|--|
| 1. Costa Coffee (A3) | 10. Fairview Health Limited (D1) |
| 2. I Grill (A3) | 11. White Box Interiors (B1) |
| 3. Consul Tanning studio (D2) | 12. Motor Parts Direct-(occupies 2 units) (B8) |
| 4. Morrisons (A1) | 13. Motor Parts Direct-(occupies 2 units) (B8) |
| 5. Mercedes (Sui Gen) | 14. XLCORK.com (B2) |
| 6. Storage Unit (B8) | 15. Interpump Trade Counter (B8) |
| 7. APM Fire and Security (B1) | 16. Snape Contracting (B1) |
| 8. Modern Heating/CMF (B8) | 17. Vacant units x 12 (B2,B2, B8) |
| 9. Oily Rag Co (B8) | |

Use class breakdown:

- A1: 4%
- A3: 7%
- B1: 11%
- B2: 4%
- B8: 22%
- D1: 4%
- D2: 4%
- Vacant: 44%

Occupancy: 15/27 (56%)
Vacancy rate: 12/27 (44%)



Relevant planning history:

- 18/01027/COU - Change of Use from Use Classes A1, A2, A3, A4 and A5 to Use Classes A2, A3, A4, A5 and Sui Generis (Tanning Salon).
- 19/00262/FUL- Full planning application for the erection of an A1 Drive-Thru; erection of 3 No. Class A2, A3, A4 and A5 units; and associated car parking, servicing and landscaping.
- 18/00267/FUL - Erection of a business and household storage unit (Use Class B8).
- 16/00622/FUL- Erection of restaurant / public house (Class A3/A4)
- 19/00473/FUL - Proposed erection of a home shopping loading bay canopy within the existing store's service yard. Construction of shelter canopy above the existing service yard ramp.
- 16/00158/FUL - The construction of 22. No trade units in 5 separate blocks under use classes B1,B2 and B8 ranging in size from 116.13 sqm to 232.26 sqm including new vehicular access and associated forecourts, parking and landscaping.

Commentary:

- Recent regeneration site, redeveloping a brownfield area of land used by Network Rail for operational purposes. The site has now been developed for a large Morrisons supermarket, small retail/café/restaurant uses, a car dealership and employment uses.
- Residential uses are located to the north and south. Employment areas along Eastern Avenue to the east.

- All large units occupied. A suit of 22no. new modern units under use classes B1, B2 and B8 ranging in size from 116.13 sqm to 232.26 sqm have reached completion. Of the 22No. units 10No. units are now occupied. It is noted that the units have only recently become available and maximum future occupancy should be expected in the near future.

ELR039: Access Park

Gross site area: 4.4
hectares

No. of units: 1

Occupiers and Use Class:

1. N/A (Vacant Site)

Occupancy: 0/1 (0%)

Vacancy rate: 1/1 (100%)



Relevant planning history:

- 18/01444/FUL - Demolition of vacant buildings and comprehensive redevelopment for employment units falling within Use Classes B1, B2 and B8 (totalling 9,574 sqm); a DIY retail warehouse within Use Class A1 and/or a terrace with up to 5 x trade units within Use Class B8 (4,703 sqm); a 44-bedroom hotel within Use Class C1.

Commentary:

- Former Interbrew site located off Eastern Avenue. Has been largely vacant for a few years, with small scale occupancy in some buildings.
- Site subject to an extent planning permission for a retail warehouse club (recently expired).
- Site currently subject to a planning application for a mixed-use development including a DIY retail unit, restaurant / drive-through and B1 light industrial.

ELR040: Westgate Business Park

Gross site area: 1.8 hectares
No. of units: 8

Occupiers and Use Class:

1. Fixing Point trade Counter (B8)
2. Fixing Point Sales Office (B1)
3. Texaco Garage/Londis (Sui Gen)
4. SEAT Dealership (Sui Gen)
5. MGC Accident Repair-(Occupies 3 units) (B2)
6. MGC Accident Repair-(Occupies 3 units) (B2)
7. MGC Accident Repair-(Occupies 3 units) (B2)
8. Vacant

Use class breakdown:

- B1: 13%
- B2: 38%
- B8: 13%
- Sui Gen: 25%
- Vacant: 13%

Occupancy: 7/8 (88%)

Vacancy rate: 1/8 (12%)



Relevant planning history:

- 17/00765/FUL - Extension to existing premises with additional car parking
- 19/00247/FUL - Change of use from existing A1 Retail Unit to B8 Storage for use by a self-storage operation.

Commentary:

- Vacant unit (former countryside unit) granted planning permission for storage and distribution (B8)

ELR041: Meadow Park

Gross site area: 13.1 hectares
No. of units: 10

Occupiers and Use Class:

- | | |
|---|---|
| 1. Hillside delivery (B8) | 7. Hobbs Brothers (B2) |
| 2. R.K Davies (B2) | 8. Elmbridge Supplies Company-(occupies 2 units) (B8) |
| 3. Cobus (B1) | 9. Elmbridge Supplies Company-(occupies 2 units) (B8) |
| 4. Thunder Road Motorcycles (Sui Gen) | 10. J & M Provisions (A1) |
| 5. Motus Commercials (DAF Trucks) (Sui Gen) | |
| 6. Hydro Components (B2) | |

Use class breakdown:

- A1: 10%
- B1: 10%
- B2: 30%
- B8: 30%
- Sui Gen: 20%

Occupancy: 10/10 (100%)
Vacancy rate: 0/10 (0%)



Relevant planning history:

- 16/00335/FUL - Extension of factory building (B2 use) to provide additional storage.
- 18/00884/FUL- Extension of factory building (B2 use).
- 17/01178/FUL - Erection of new industrial building (Use Classes B2/B8).

Commentary:

- Traditional employment area located at Hempsted to the north of Gloucester City. Surrounded by employment uses on all sides.
- The trading estate is characterised by B Use Class businesses, but with a mix of others uses including a vehicle dealership and a lettings agency.
- At the time the survey was undertaken, occupancy was high with 17 out of 22 units occupied.
- The site has excellent accessibility, being located off Llanthony Road which is currently subject to highways improvements. A short distance to the north is the A40, and to the south the A38 and M5 motorway. Llanthony Road is currently subject to various highways improvements which will improve congestion and flow of traffic.
- Within the immediate and wider area there are a range of shops, services and facilities, including Gloucester Quays and the city centre.

ELR042: Chancel Close Trading Estate

Gross site area: 1.8 hectares
No. of units: 13

Occupiers and Use Class:

1. Lansford Access Ltd (B2)
2. Substyle UK (A1)
3. Cotswold mechanical Handling (B2)
4. Applied Rubber Linings Ltd (B2)
5. Avent Extrusions Steels (B8)
6. Arriva Transport Solutions (B8)
7. Twyver Switchgear (B2)
8. Lansford Access Ltd (B2)
9. Magnet (A1)
10. ConDOLID8 Logistics (B8)
11. Franks SHAW (B2)
12. Vacant
13. Vacant

Use class breakdown:

- A1: 15%
- B2: 46%
- B8: 23%
- Vacant: 15%

Occupancy: 11/13 (85%)

Vacancy rate: 2/13 (15%)

Relevant planning history:

- 19/00598/FUL – External alterations to existing...
- 15/01221/COU for Change of use from current telecommunications exchange (Sui Generis) to light industrial (Use Class B1c) /general industrial (Use Class B2) / storage and distribution (Use Class B8)



Commentary:

- Traditional style employment area with a modern A1 use fronting Eastern Avenue.
- Very well occupied with 11 out of 13 units occupied at the time the survey was undertaken.
- Mix of uses, with a strong focus towards B Use Class businesses.
- Excellent accessibility being accessed off Eastern Avenue with direct links to the main trunk road network and the M5 motorway. The area is served by high frequency bus routes to the city centre and elsewhere in the city and beyond.
- A number of shops, services and facilities are located in close proximity, and the site is only a medium distance from the city centre, Hucclecote Local Centre and Coney Hill Local Centre.

ELR043: Madleaze Industrial Estate

Size: 4.8 hectares
Units: 10

Occupiers and Use Class:

1. Cross Fit Clarities (D2)
2. The Premiere Kitchen Company (B2)
3. JDR Karting (D2)
4. OS Smith Cortex (B8)
5. SHB Hire Ltd (Sui Gen)
6. Prima Dental Group (B2)
7. Domestic Appliance Distributers (B8)
8. AS Glass – (B2)
9. Windowmaker (B2)
10. Darby West (B2)

Use class breakdown:

- B2: 50%
- B8: 20%
- D2: 20%
- Sui Gen: 10%

Occupancy: 10/10 (100%)
Vacancy rate: 0/10 (0%)



Relevant planning history:

- 17/00225/COU – Change of use of Use Class B8 to D2.

Commentary:

- Located to the very north of Bristol Road, to the south of the Peel Centre ‘out-of-centre’ retail park and Mill Place employment area located to the south. Bounded by the canal to the west, with residential development beyond.
- Heavily focussed on B Use Class businesses, with two leisure uses, one of which is in an historic building fronting Bristol Road. At the time the survey was undertaken, occupancy was at 100%.
- From an employment perspective there is very good accessibility, being located off Bristol Road with easy access to the trunk road network. There are also high frequency buses and shops, services and facilities within walking distance in the wider area. That being said, the My Local Economy report (2017) identifies issues with congestion issues at times towards the northern part of Bristol Road.

ELR044: Mill Place North

Gross site area: 5.5 hectares
No. of units: 16

Occupiers and Use Class:

- | | |
|---------------------------------------|-------------------------------------|
| 1. Formation Flooring (A1) | 9. Freight Route (B8) |
| 2. Gloucester Carpet Outlet (A1) | 10. Mitchells Gloucester (B2) |
| 3. Gloucester Bathroom (A1) | 11. Gloster Motor Repairs (B2) |
| 4. Robin Lamb (B2) | 12. Prospect Training Services (D1) |
| 5. GSI industrial Painting (B2) | 13. Doves Vehicle Repairs (B2) |
| 6. Fishers Gloucester Volvo (Sui Gen) | 14. Neil Ogden Commercials (B2) |
| 7. JGB Engineering (B2) | 15. Projex Cellular (B2) |
| 8. Volumech (B2) | 16. Total Produce (B8) |

Use class breakdown:

- A1: 19%
- B2: 56%
- B8: 13%
- D1: 6%
- Sui Gen: 6%

Occupancy: 16/16 (100%)
Vacancy rate: 0/16 (0%)

Relevant planning history:

- 16/00864/COU - Proposed change of use of part of B8 unit to A1 Retail Showroom and B1 Offices.



Commentary:

- Located to the very north of Bristol Road, to the south of the Peel Centre 'out-of-centre' retail park. Employment uses to the north and south. Residential development to the east and west. The site is bounded by the canal to the west.
- At the time the survey was undertaken, occupancy was at 100%.
- Strong focus towards B Use Class businesses along with other employment related businesses, including a D1 training centre.
- Excellent accessibility, being located off Bristol Road with easy access to the trunk road network, high frequency buses and walkable to surrounding areas offering shops, services and facilities. That being said, the My Local Economy report (2017) identifies issues with congestion issues at times towards the northern part of Bristol Road.

ELR045: Mill Place South

Gross site area: 3 hectares
No. of units: 9

Occupiers and Use Class:

1. Auditech (B2)
2. GMRS Roofing (B2)
3. Mill Place Motors (Sui Gen)
4. BGK Autobodies (B2)
5. Auto Recovery Mechanics (B2)
6. Resuseabook (B8)
7. West Riders (Sui Gen)
8. Fishpond.co.uk (B8)
9. Vacant

Use class breakdown:

- B2: 44%
- B8: 22%
- Sui Gen: 22%
- Vacant: 11%

Occupancy: 8/9 (89%)

Vacancy rate: 1/9 (11%)

Relevant planning history:

- None.



Commentary:

- Located to the very north of Bristol Road, to the south of the Peel Centre 'out-of-centre' retail park. Employment uses to the north and south. Residential development to the east and west. The site is bounded by the canal to the west.
- At the time the survey was undertaken, 8 out of 9 units were occupied.
- Strong focus towards B Use Class businesses along with other employment related businesses.
- Excellent accessibility, being located off Bristol Road with easy access to the trunk road network, high frequency buses and walkable to surrounding areas offering shops, services and facilities. That being said, the My Local Economy report (2017) identifies issues with congestion issues at times towards the northern part of Bristol Road.

ELR046: Permal Park

Gross site area: 3.2 hectares
No. of units: 5

Occupiers and Use Class:

1. Permal Gloucester Ltd (B2)
2. MEKUFA (UK) Ltd (B2)
3. Permal Dehoplast Ltd (B2)
4. Alpha Response (B1)
5. NSGL Ltd (B1)

Use class breakdown:

- B1: 40%
- B2: 60%

Occupancy: 5/5 (100%)
Vacancy rate: 0/5 (0%)

Relevant planning history:

- None.



Commentary:

- Well maintained industrial park with high quality landscaping and on-site car parking facilities.
- Located within walking distance of shops and services.
- Located in on a high frequency bus route.
- Located to the very north of Bristol Road, to the south of Mill Place. Employment uses to the north and south. Residential development to the east and west. The site is bounded by the canal to the west.
- At the time the survey was undertaken, 8 out of 9 units were occupied.
- Strong focus towards B Use Class businesses along with other employment related businesses.
- Excellent accessibility, being located off Bristol Road with easy access to the trunk road network, high frequency buses and walkable to surrounding areas offering shops, services and facilities. That being said, the My Local Economy report (2017) identifies issues with congestion issues at times towards the northern part of Bristol Road.

ELR047: Sudbrook Trading Estate

Gross site area: 0.3 hectares

No. of units: 1

Occupiers and Use Class:

1. Morgan Supplies (B8)

Use class breakdown:

- B8: 100%

Occupancy: 1/1 (100%)

Vacancy rate: 0/1 (0%)

Relevant planning history:

None.



Commentary:

- The estate is located in the north of Abbeydale in residential area.
- The nearest accessible services are located just north on eastern avenue
- Fronts onto Painswick road, providing good access to eastern avenue and into the city centre
- Fully occupied by a building suppliers (at the time of survey)

ELR048: Gloucester Docks and Quays

Gross site area: 5.5 hectares

No. of units: 40

Occupiers and Use Class:

The Docks Office

Canal and River Trust (B1)

Herbert, Kimberly and Philpotts Warehouse

Vacant (formerly Gloucester City Council) (B1)

North Warehouse

REGUS, (ground, first and second floors),
incorporating:

Adtech Business Systems (B1)

Café Organic Drinks Limited (B1)

Clarke and Co Financial Services (B1)

Green Chauffeuring Service Limited (B1)

GSS Architecture (B1)

GW Physiotherapy (B1)

Jandery Limited (B1)

LimeNinja Limited (B1)

Lorne Stewart PLC (B1)

Oculus Wealth Management (Cotswolds)
Limited (B1)

The Gateway Resources Limited (B1)

Triggerfish Recruitment (A2)

Vector Port and Transport Solutions (B1)

VR Engineering Services (B1)

247 UK Distribution Limited (B1)

Gloucester City Council (Third Floor) (B1)

Victoria Warehouse

NHS Gloucestershire Shared Services (B1)

Britannia Warehouse

Mazars (B1)

Barclays (B1)

Llanthony Warehouse

National Waterways Museum (D2)

Canal and River Trust (B1)

Alexander Warehouse

University of the West of England (D1)

Gloucestershire College (D1)

Nexus Training (D1)

Gloucestershire College Business Hub (B1)

Gloucestershire Media Group (B1)

Quayside Creative (B1)

T. Nielson and Co (B2)

Pillar and Lucy House

Tidal Lagoon Power / Shire Oak Group (B1)

Switch Health (B1)

Lifestyle Outlets (B1)

Gloucester Quays (above commercial units)

Quattro Architects (B1)
Explore Learning (D1)
Reach (Gloucestershire Live) (B1)

Mazars (B1)
Accomplish (B1)

Use class breakdown:

- A2: 3%
- B1: 80%
- B2: 3%
- D1: 10%
- D2: 3%
- Vacant: 3%

Occupancy: 39/40 (98%)
Vacancy rate: 1/39 (2%)



Relevant planning history:

- 19/00588/FUL Proposed enclosure of existing bin store, new secure cycle store & pedestrian gate.
- 19/00755/FUL temporary use of land at Orchard Square Llanthony Road, High Orchard Street, Merchants Road, Victoria Dock and Mariners Square for the siting of an Ice Rink, Christmas Market and associated development.

Commentary:

- Gloucester Docks and Gloucester Quays comprises a wider mix of uses, ranging from offices, retail and residential units. There is a clear focus of high quality of uses in and around this area
- Herbert, Kimberly and Phillpotts, north and Victoria Warehouses support a substantial collation of B1 use class offices. Whilst many of the ground floors of the other warehouses support restaurants, training providers such as Gloucestershire college, UWE and Nexus training.
- The area is largely characterised by Victorian era 6/7 storey, converted victorian warehouses and, by virtue of its location close to the city centre is widely accessible via public transport and is in close proximity to car parking facilities.
- Following redevelopment to the adjacent Gloucester Quays, preceding Gloucester City Council acting as a catalyst for business growth in the area in the late 1980's; the area has been consistently well utilised, retaining a high occupancy rate
- At the time of the survey Herbert, Kimberley and Phillpotts warehouses had just become vacant following the relocation of Gloucester City Council to Shire Hall.

ELR049: Sisson Road

Gross site area: 1.6 hectares
No. of units: 2

Occupiers and Use Class:

1. Helipebs (B2)
2. GR Lane (B2)

Use class breakdown:

- B2: 100%

Occupancy: 2/2 (100%)

Vacancy rate: 0/2 (0%)



Relevant planning history:

G R Lane Health Products: 17/00478/FUL -: The installation of a two storey Portakabin building for use as an office facility. To be hired from Portakabin for a period of 5 years.

Commentary:

- Older employment units, all fully occupied by high profile businesses. Located to the west of the north/south railway. Residential development to the north and west, other similar employment uses to the east and south.
- Both businesses operate within the B2 Use Class.
- Accessed off Sisson Road, and more widely via residential streets. The nearest main road is Barnwood Road, to the south, with Eastern Avenue a short distance away. The site has very good public transport links, with high frequency bus services operating nearby.

ELR050: Beaufort House

Gross site area: 0.3 hectares
No. of units: 1

Occupiers and Use Class:

1. Ecclesiastical Insurance Group (B1)

Use class breakdown:

- B1: 100%

Occupancy: 1/1 (100%)

Vacancy rate: 0/1 (0%)

Relevant planning history:

None



Commentary:

- Mid/late twentieth century office building, located on Brunwick Road, within the southern part of the city centre. It is the longstanding head office of the Ecclesiastical Insurance Group, though it is understood the company intends to move to new, purpose-built accommodation at Gloucester Business Park within the medium-term.
- B1 office building which incorporates other Listed buildings fronting into Gloucester Park. The accommodation includes conferencing facilities and a staff canteen. The environment is particularly pleasant, with tree lined roads and Gloucester Park adjacent, and the historic Gloucester Docks and Quays a short walk away.
- The accommodation is well accessed within the city centre, having excellent public transport links within the immediate and wider area. Minimal on-site parking is available.

ELR051: Allcooper

Gross site area: 0.2 hectares
No. of units: 1

Occupiers and Use Class:
1. Allcooper Limited (B1)

Use class breakdown:
• B1: 1 (100%)

Occupancy: 1/1 (100%)
Vacancy rate: 0/1 (100%)



Relevant planning history:

18/01405/LAW - Certificate of Lawfulness for use of the building as a day school
18/01484/FUL & 18/01485/LBC - Proposed external cantilevered sliding gate

Commentary:

- Recently converted former car sales building, now home to Allcooper. Located off Kingsholm Road, the offices are largely surrounded by residential uses, but with some commercial fronting the main road. Kingsholm Rugby Stadium is located a short distance to the south.
- Accessibility is very good, with the A40 located a short distance to the north and with high frequency bus services operating along Kingsholm Road. The bus and rail interchange can be accessed via foot or bus. A variety of shops, services and facilities are available within the immediate and wider area.

ELR052: Bruton Way

Gross site area: 0.5 hectares
No. of units: 1

Occupiers and Use Class:

1. Roberts Limbrick (B1)
2. Gloucester City Homes (B1)
3. Kip Magrath (D1)

Use class breakdown:

- B1: 1 (67%)
- D1: 1 (33%)

Occupancy: 3/3 (100%)

Vacancy rate: 0/3 (0%)

Relevant planning history:

None



Commentary:

- Located on the very edge of the city centre, these buildings have been repurposed to provide bespoke / modern office accommodation for local businesses. Carriage House was originally a Royal Mail sorting centre, followed by a retail unit. Since then it has been converted to B1 offices for Roberts Limbrick, an architect firm. The adjacent building, Railway House, was originally a retail unit but has been repurposed to provide B1 offices for Gloucester City Homes. A smaller unit on the ground floor is used for educational purposes by Kip McGrath.
- Given its location, the site has excellent accessibility for provide vehicles and to the bus and rail interchange. A whole range of shops, services and facilities are available within the immediate and wider area.
- All units were fully occupied at the time the survey was undertaken.

ELR053: Shire Hall

Gross site area: 1.55 hectares

No. of units: 1

Occupiers and Use Class:

1. Gloucester City Council (B1)
2. Gloucestershire County Council (B1)
3. Gloucestershire Constabulary (B1)

Use class breakdown:

- B1: 3 (100%)

Occupancy: 3/3 (100%)

Vacancy rate: 0/3 (0%)

Relevant planning history:

None.

Commentary:

- Shire Hall is a large 3 wing 5/6 storey municipal office building located in the heart of the City Centre. It has recently undergone modernising and improvement works.
- Shire hall is home to Gloucester City Council and Gloucestershire County Council which employs circa 3,500 employees.
- Commentary (covering a description of the employment area, its character, overview of performance, transport accessibility and proximity to shops, services and facilities.
- By virtue of its location within the city centre is widely accessible via public transport and is in close proximity to car parking facilities.



ELR054: Twyver House

Gross site area: 1.23 hectares

No. of units: 1

Occupiers and Use Class:

- HM Land Registry (B1)
- National Probation Service (B1)
- Bristol, Gloucester, Somerset and Wilshire probation service (B1)

Use class breakdown:

- B1: 3 (100%)

Occupancy: 3/3 (100%)

Vacancy rate: 0/3 (0%)



Relevant planning history:

No relevant history

Commentary:

- Twyver House is a gateway site sitting adjacent to the key Gloucester regeneration scheme. Fronting Station Road and Bruton Way, a dual carriageway which forms part of Gloucester's Inner Ring Road, with easy access to the M5 motorway via the A40 and A417. It is a detached 1960's five storey city centre building located within a total site area of 3.2 acres
- The property is let in its entirety to the Secretary of State for the Environment for a term of 99 years with 49.6 years unexpired (10.8 years until break)
- By virtue of its location within the city centre is widely accessible via public transport and is in close proximity to car parking facilities. Specifically, Twyver House is a stones throw away from both the railway station and the revamped bus station.

ELR055: Southgate House

Gross site area: 1.15 hectares

No. of units: 1

Occupiers and Use Class:

- Various (B1)

Use class breakdown:

- B1

Occupancy: Unknown

Vacancy rate: Unknown



Relevant planning history:

18/00351/FUL - Reconfiguration of the car park, to provide an additional 6 no. car parking spaces (revised description and amended plans)

Commentary:

- Southgate House is in Gloucester city centre on Southgate Street, opposite the Docks. The property stands at the newly improved junction between the city centre and Historic Docks. The building is operated by FIG who provide services office units of various size and configuration, as well as meeting rooms and flexible working space. At the time of the survey, it is understood that the premises are well occupied but that there is space available.
- Given its location in the city centre, there is excellent public transport services with the bus/rail interchange located a short walk away. High frequency bus services also operate in close proximity. There is a host of amenities within easy walking distance of the property within the city centre and at Gloucester Quays. Car parking is available on-site; other public car parks are available within the immediate area, including 'Southgate Moorings' which is directly adjacent.
- The building has benefited from a recent refurbishment to the reception and to increase parking capacity.

ELR056: Former Gas Works

Gross site area: 7.37 hectares

No. of units: 4

Occupiers and Use Class:

- Dainton Self Storage (B8)
- Gloucester depot (B8)
- AMS Auctions (sui gen)
- Vacant

Use class breakdown:

- B8: 2 (50%)
- Sui gen: 1 (25%)
- Vacant: 1 (25%)

Occupancy: 3/4 (75%)

Vacancy rate: 1/4 (25%)



Relevant planning history:

15/01424/DEM - Prior notification of proposed demolition

17/01142/FUL - The construction of a building for office use with associated storage and showroom in connection with the existing open storage and auction site, car park and associated development.

15/00533/FUL - Erection of standby electricity generation plant (amended scheme to that approved under ref. 14/00984/FUL)

Commentary:

- The Former gas works site is located off of the access road off Bristol Road.
- The gasworks was founded in 1875. Of this earliest foundation, only a few boundary walls and a partly demolished gate lodge survived above ground.
- A substantial site of over 7hectares, close to transport links, is in use a self-storage space and a vast vehicle storage and vehicle auction business.
- Contamination issues have prevented the site coming forward for more intensives uses. The site was subject to a number of intensive Investigations between 1992 and 2009, where an excess of 150 trial pits and 50 boreholes were made to determine underlying site conditions.

ELR057: Conway House

Gross site area: 0.1

No. of units: 1

Occupiers and Use Class:

1. Regus (B1)

Use class breakdown:

- B1: 100%

Occupancy: Unknown

Vacancy rate: Unknown

Relevant planning history:

- None.

Commentary:

- Office building located within the northern part of the city centre on Worcester Street. Previously vacant for a period, the site was granted planning permission for redevelopment to provide a hotel, which subsequently expired. The building has since been taken on by Regus, offering flexible and managed office space of varying sizes, virtual offices, co-working spaces and meeting rooms.
- Given its location in the city centre, there is excellent public transport links with the bus and train station a short walk away. In addition, high frequency buses operate in nearby. There is also easy access to the main trunk road network with the A40 located to the north. Many public car parks are within the immediate area.
- Again, given its location, the site has excellent access to shops, services and facilities.

ELR058: Hempsted Gloucester TEC

Gross site area: 3.0 hectares

No. of units: 20

Occupiers and Use Class:

1. British Telecom (B8)
2. British Telecom (Sui Gen)

Use class breakdown:

- B8: 50%
- Sui Gen (50%)

Occupancy: 2/2 (100%)

Vacancy rate: 0/2 (0%)

Relevant planning history:

- None.

Commentary:

- Highly prominent warehouse with an associated two storey office. Large site with low building density. Used by British Telecom for vehicle storage and repair. Approximately half of the site is currently advertised for lease.
- Located adjacent to the A430 Secunda Way, forming a part of the South West Bypass. High frequency bus routes operate along Secunda Way. Access to the wider trunk road network is excellent, with easy access to the A40 to the north and the A38/M5 motorway to the south.
- The site is a little remote to shops, services and facilities, though Quedgeley District Centre is located to short drive to the south, and Sainsburys to the north.

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