

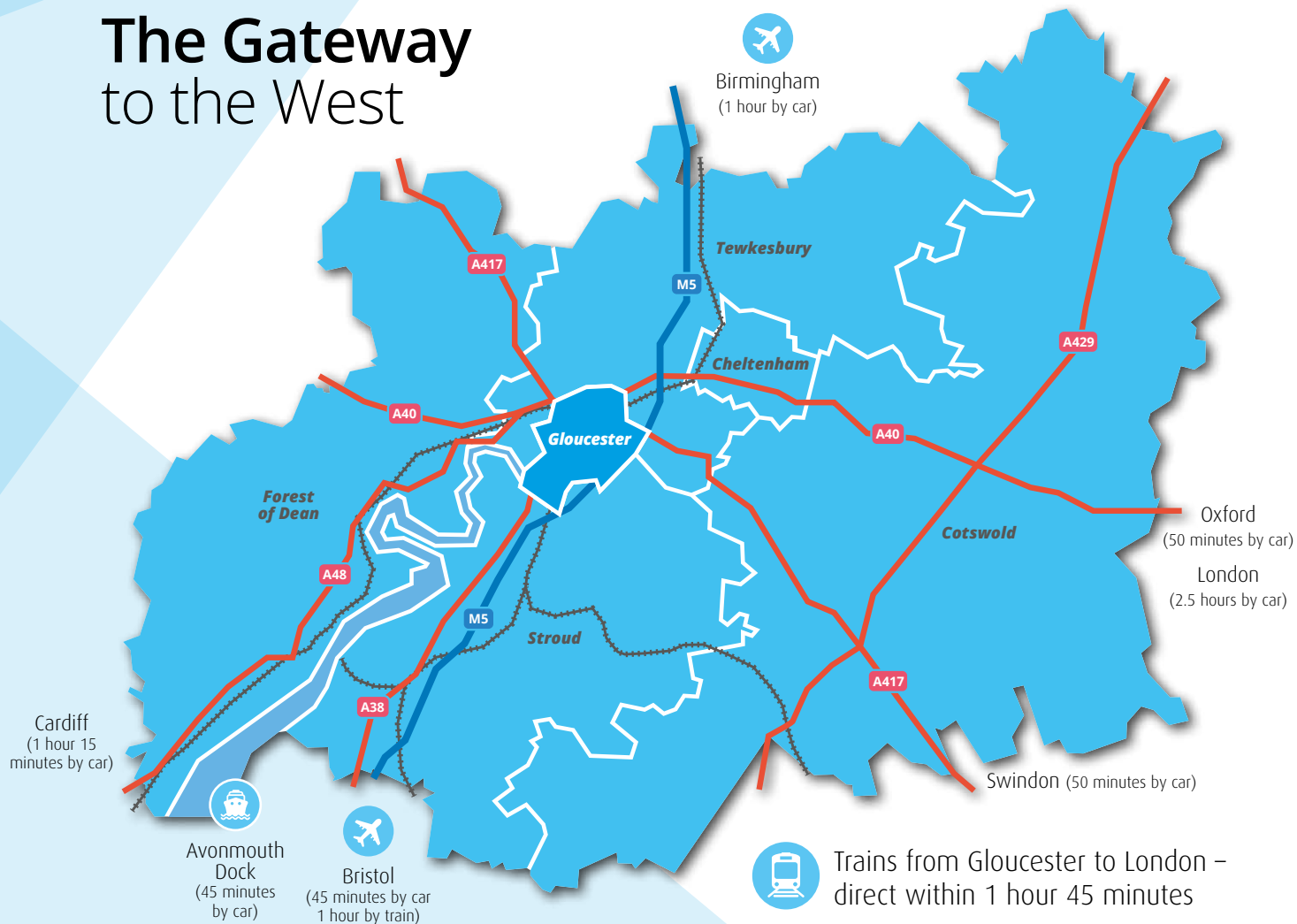
# Invest

IN GLOUCESTER

INNOVATION. REGENERATION. TRANSFORMATION.

Gloucester  
**City Council**  
*Transforming Your City*

# The Gateway to the West



Trains from Gloucester to London – direct within 1 hour 45 minutes



Ultra-fast internet connectivity for 86.7% of residents



Bristol and Birmingham airports within 1 hours drive

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# A Flourishing, Modern and Ambitious City

Gloucester, the County City of Gloucestershire, serves as the administrative heartland of the region. Historically known as the 'Crossroads of England' since its establishment by the Romans, the City's connectivity- within an hour and a half to Birmingham, Bristol, Cardiff and Oxford- has proven to be fundamental to its attractiveness as a base for businesses.

In recent years an urban renaissance enabled by over £800m in major regeneration projects has created considerable interest in the City itself as a place to visit and live. An increasingly popular destination, Gloucester is a small City on the up, presenting significant opportunities for future growth for well established firms and those individuals setting up in business for the first time.

In a time of economic uncertainty, the facts and figures demonstrate that Gloucester continues to present itself as a strong UK business base.

*We urge you to take a closer look at  
everything Gloucester has to offer.*



**Cllr Richard Cook**  
Leader of Gloucester  
City Council



**Jon McGinty**  
Managing Director of  
Gloucester City Council

**Gloucester  
City Council**  
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# Gloucester at a Glance



## Timeless

A Roman City with over 2000 years of history



## A diverse hinterland

Over 633,000 people with a broad range of skills call Gloucestershire home,



## A Place to Start and Build a Career

Average house price £200,000



## Innovative

24 patent applications per 100,000 people (8th of 63 Cities)



## Workforce of the Future

70% of students with grades 9-4 in Maths & English (6th of 55 Cities)

## Population

129,300 people and quickly growing, estimated to reach 144,000 by 2035



63.2% of working age  
higher than regional and national average



25% under age of 19



39% under age of 30



Within quick access of international travel



## Ambitious

A City Council with a clear vision for the future

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# What's the Gloucester Offer?

## A great place to bring up a family

Whether it's shopping at Gloucester Quays, enjoying Premiership Rugby, marvelling at Gloucester Cathedral, or mountain biking in the surrounding hills, every member of both your workforce and family will love what Gloucester has to offer.



## A Skills Base for the Future

Gloucester is home to a growing diverse population of skilled professionals, offering talent and skills across a number of sectors.



## Competitively Priced Space

At the heart of the affluent County of Gloucestershire, and with immediate access to the West Country, West Midlands, Oxfordshire and Wales, Gloucester offers great access at an attractive price - for you and your employees.



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## High Quality of Living

Sitting snugly between the quintessentially English Cotswolds and royal Forest of Dean, Gloucester offers the perfect balance between urban access and natural beauty. This historic Roman City- boasting its own thriving cultural offer- serves as the central transport gateway to a variety of unique neighbours.



## Growth of sectors new and old

Comprising a rich mix of traditional and emerging businesses, Gloucester's local economy supports a broad range of industry specialisms and has proven itself in fostering business growth.

## Long-term investment opportunities

At the heart of Gloucester's renaissance is a commitment to long-term investment in infrastructure. The successful regeneration of Gloucester's docks is clear to see, with the benefits generated felt on a regional scale. Some of the major opportunities in the City can be found in the section 'Key Sites for Major Growth'.



# Our Key Sector Strengths

## Engineering & Advanced Manufacturing

Gloucester as a place is synonymous with aviation, ever since the Gloster Aircraft Company developed the first British jet engined aircraft – the Gloster E.28/39- in 1941.

Safran Landing System (previously known as Messier-Dowty) has been at the forefront of landing gear technology for over 85 years, dating from the innovative designs of Sir George Dowty to advanced landing gears for the world's most modern aircraft today.

As a result of these wartime beginnings, the City has inherited both a legacy of excellence in both aerospace and advanced engineering. Our Nuclear cluster – largely influenced by the presence of EDF Energy's training and technical centre and the now-closed Berkeley Nuclear Power Station – continues to grow.

## Financial and Business Services Sector

The financial and business services sector transformed Gloucester's economy in the post-war era, drawing in a variety of new professionals and businesses.

The sector contributes over 3000 jobs in the City, representing 5% of roles in the workforce - a figure well in excess of both the national and regional average.

This skills base – combined with growing education rates for school leavers – suggests Gloucester's location for professional services is still highly attractive.





# Our Key Sector **Strengths**

## Digital and Cyber sector

Building on an already established base of sector innovation, and in close proximity to GCHQ, Gloucester is well positioned to offer immediate proximity to the centre of the UK's Cyber supply chain. The Gloucestershire Local Industrial Strategy's core ambitions include a desire to present the County as "the cyber-tech capital of the UK and beyond".

Gloucester's track record of successful growth in similar sectors- alongside its proven skills base and local digital access - position it as the perfect location for those engaged in the sectors rapid growth.

## Creative Sector

An enormous industry locally, Gloucester's arts scene and heritage have a significant impact on the growth of the local economy, representing local talent and its capacity for creativity. A vibrant, progressive City, Gloucester's widespread regeneration has triggered a burgeoning cultural renaissance in independent talent. The City's Culture Trust is committed to the development of artists and audiences, and as Gloucester continues to grow, so will new opportunities.

*For a more in-depth analysis of Gloucester's business sectors, please see our sector guides at [www.investgloucester.co.uk](http://www.investgloucester.co.uk)*

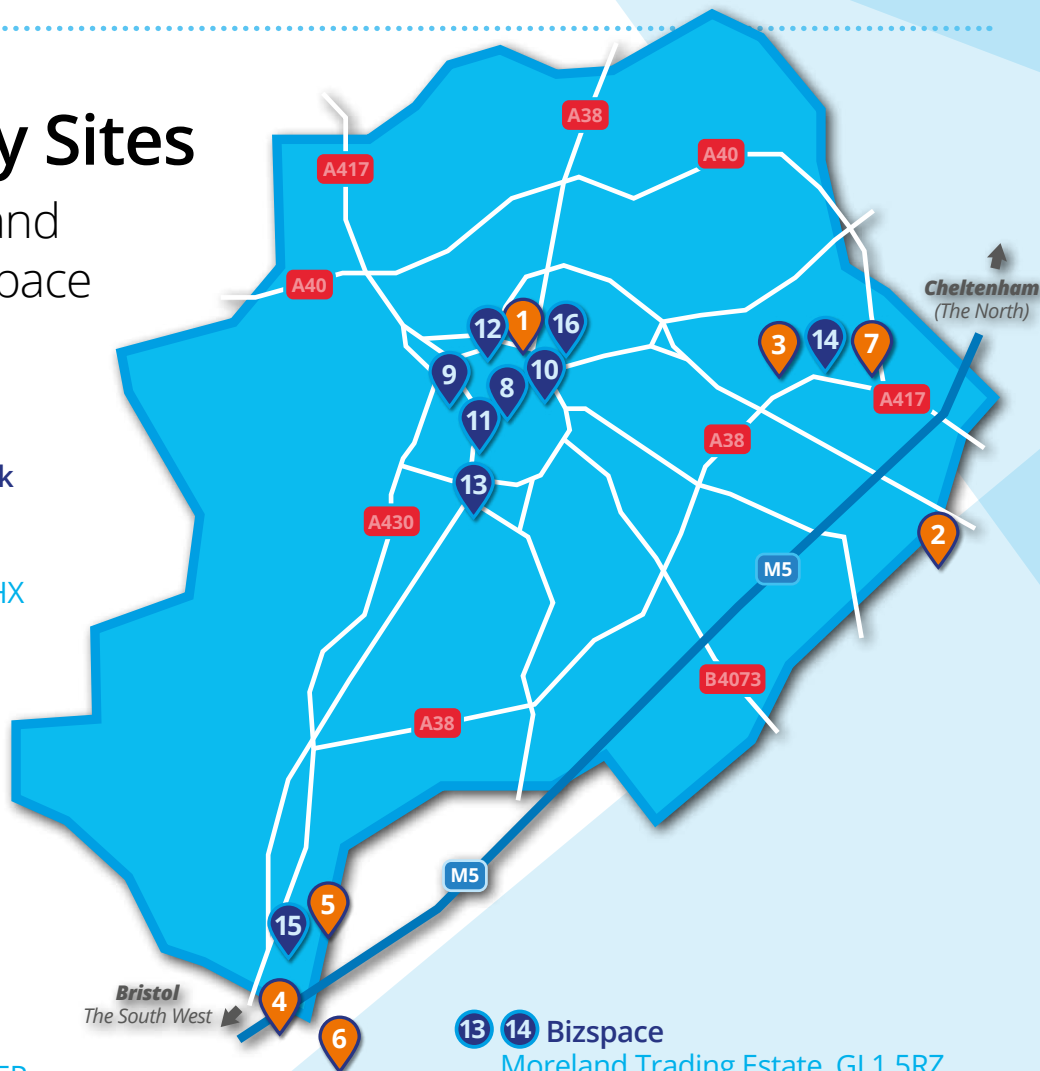




# Map of Key Sites

for Investment and  
Flexible Office Space

- 1** King's Quarter  
King's Square, GL1 1AD
- 2** Gloucester Business Park  
Brockworth, GL3 3AA
- 3** Barnwood Point  
Corinium Avenue, GL4 3HX
- 4** Gateway 12  
Quedgeley, GL2 2BY
- 5** Kingsway Business Park  
Quedgeley, GL2 2SN
- 6** St. Modwen Park  
Quedgeley, GL10 3EX
- 7** Centre Severn  
Barnwood, GL4 3HR
- 8** Jolt  
King's Square, GL1 1RX
- 9** **10** Regus  
North Warehouse, GL1 2EP  
Conway House, GL1 3AJ
- 11** Fig Offices  
Southgate House, GL1 1UB
- 12** The Wheelhouse  
Community House, GL1 2LZ



- 13** **14** Bizspace  
Moreland Trading Estate, GL1 5RZ  
Corinium House, GL4 3HX
- 15** Pure Offices  
Kestrel Court, GL2 2AT
- 16** No.1 Business Centre  
1 Alvin Street, GL1 3EJ

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# Key Sites for Investment

Gloucester possesses a number of key sites for potential business investment, which combined present something for every business type, big and small. This list is not exhaustive and we would encourage interested parties to contact our team directly for further site details and opportunities for investment.

## 1 King's Quarter

King's Quarter represents the next stage in Gloucester's continuous regeneration. Over the next five years, this area of the City Centre will experience widespread change; including exciting commercial and residential opportunities, a new car park, the refurbishment and re-purposing of existing buildings, and the revitalisation of King's Square as a renewed public space. A key employment site, the financial potential of the masterplan is significant for a variety of investors and businesses.



For more information visit [www.forumdigital.co.uk](http://www.forumdigital.co.uk)

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## 2 Gloucester Business Park

Strategically located between Gloucester and Cheltenham, Gloucester Business Park has dedicated dual carriageway access, with a full range of retail and leisure facilities. Covering 276 acres, and home to a rich mix of businesses, its attractiveness as a prime business destination is clear. Pre-built space is available up to 13,000 sq ft, with bespoke plots between 1.9 acres and 6.3 acres.

Visit [www.gloucesterbusinesspark.co.uk](http://www.gloucesterbusinesspark.co.uk)

## 3 Barnwood Point

Spanning 16 acres, Barnwood Point offers direct access to the A417, M4 and M5. With Highways England soon to submit an application to improve the road's accessibility, the location offers great access to the South East and West of England for now and the future. The site has a mixture of units including offices, industrial, warehouse and trade units.

For more information visit [www.barnwoodpoint.co.uk](http://www.barnwoodpoint.co.uk)



## 4 Gateway 12

Adjacent to junction 12 of the M5, this highly sought after site provides over 285,000 sq ft of prime logistics and production space for City businesses. Neighbours include ProCook and Gloucestershire Constabulary. Pre-built spaces between 24,000 sq ft and 67,000 sq ft are available to move into immediately.

Visit [www.stmodwenlogistics.co.uk/property/gateway-12/](http://www.stmodwenlogistics.co.uk/property/gateway-12/)



## 5 Kingsway Business Park

Positioned in the south of Gloucester in the town of Quedgeley, this new development opportunity has a series of plots ready for buildings designed to your requirements. Sizes range from 11,000 sq ft up to 4.82 acres. The business park lies in immediate proximity to the new Kingsway Village, providing housing for Gloucester's skilled professionals. Both business and storage uses can be provided for. Sites available for sale or rent.



Please visit [www.robert-hitchins.co.uk/properties/developments/kingsway-park.php](http://www.robert-hitchins.co.uk/properties/developments/kingsway-park.php)

## 6 St. Modwen Park

A brand new 58 hectare site in immediate proximity to Gateway 12, St. Modwen Park offers superior access to the M5 travel corridor, with a broad range of options for development. Bespoke developments up to 300,000 sq ft can be constructed according to requirements across a broad range of uses.



Please visit [www.stmodwenlogistics.co.uk/property/st-modwen-park-gloucester/](http://www.stmodwenlogistics.co.uk/property/st-modwen-park-gloucester/)

## 7 Centre Severn

Adjacent to the M40 and junctions 11 and 11a of the M5, Centre Severn offers immediate access to transport networks, alongside a mix of amenities including a hotel, gym, restaurant and bowling. There is potential for both mixed use development, and over 200,000 sq ft of distribution space.



For more information please visit [www.centresevern.co.uk](http://www.centresevern.co.uk)

# Flexible Offices

Businesses come in all shapes and sizes, and in the modern, digital economy, for many the workplace is an internet connection and a computer. A number of flexible office suppliers have bases within the City, all offering a different take on the perfect workplace for entrepreneurs.

## 8 Jolt

King's Square, King's House GL1 1RX  
[dylan@gloucesterculture.org.uk](mailto:dylan@gloucesterculture.org.uk)

- FREE Co-Working/Hot-Desking Spaces shared daily hot-desking space, with free coffee and free ultrafast wi-fi
- Studio pods available
- Meeting rooms and multi-use spaces also available for hire

At the heart of Gloucester's future regeneration, this creative hub and co-working space is an incubator for artists and creatives in the City, members can access free shared space, including free coffee and super-fast WI-Fi. Collaboration is at the centre of Jolt's ethos.



Image above representative of proposed improvements of Jolt building as part of the Kings Quarter project.



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## 9 10 Regus

North Warehouse, Gloucester Docks, GL1 2EP  
Conway House, 31 Worcester Street, GL1 3AJ  
**T: 0800 756 2911**

- Membership plans available on a monthly basis
- A variety of amenities at both sites, including parking, lounge area, and bicycle storage
- Virtual office and meeting rooms available.

Two sites conveniently located at different ends of the City. In the Docks, North Warehouse is a conversion of one of the oldest warehouses in the Gloucester Docks, and Conway House is a purpose built facility in the City Centre with immediate access to transport facilities. Both sites offer high quality office accommodation, business facilities, and support services, within flexible space fully furnished to a high quality.



## 11 Fig Offices

Southgate House, Southgate Street, GL1 1UB  
**T: 01452 697800**  
**Email: [gloucester@figoffices.co.uk](mailto:gloucester@figoffices.co.uk)**

- Office prices inclusive of utilities, business rates, furniture and free local and national calls.
- Flexibility in size allows for businesses between 1-25 employees
- Award winning customer service you can trust

A four storey purpose built office, Southgate House was originally constructed for the Bank of England in the early 1990s. Located in the heart of the City, the first floor benefits from double height ceilings and extensive views of the Historic docks. It's also within a short walk of Gloucester railway station, offering direct rail services to Birmingham, Cardiff, Bristol and London Paddington'.





## 12 The Wheelhouse

Community House, 15 College Green, GL1 2LZ

**T: 01452 898728**

**Email: [hello@thewheelhouses.com](mailto:hello@thewheelhouses.com)**

- Full-time desks available, no deposit necessary
- Located adjacent to Gloucester Cathedral, in a beautiful environment at the core of the historic city
- Trial days available to try the service

The Wheelhouse present a shared office with light and airy desks, relaxed sitting room, meeting rooms, kitchen and printing facilities, good quality free tea and coffee and community events. This friendly co-working in the heart of the city is all you need for a great day at work.



## 13 14 Bizspace

Moreland Trading Estate, Bristol Road, GL1 5RZ  
Corinium House, Corinium Avenue, Barnwood, GL4 3HX

**T: 0800 975 0875**

**Email: [philip.swinford@bizspace.co.uk](mailto:philip.swinford@bizspace.co.uk)**

- Space across both sites to suit a broad range of business types and sizes
- Moreland Trading Estate, a historical complex once the home of the Old England Match Factory, has been fully restored for business use
- The Corinium House site is newly refurbished to a high standard, with quick access to the M5 corridor.

The Bizspace sites within Gloucester caters perfectly for businesses looking to grow.



## 15 Pure Offices

Kestrel Court, Waterwells Drive,  
Quedgley, GL2 2AT

**T: 01452 886300**

**Email: [gloucester@pureoffices.co.uk](mailto:gloucester@pureoffices.co.uk)**

- Over 20 offices available, with transparent pricing based on room size, no per workstation charge
- In immediate proximity to J12 of the M5 motorway towards Bristol
- Contains a variety of contemporary offices, workshops and studios

Located 4 miles south of the City Centre, the Waterwells Business Park is surrounded by a growing community of big employers. The centre offers virtual as well as serviced offices and benefits from an on-site cafe, perfect for grabbing a coffee in the morning or lunch.



## 16 No.1 Business Centre

1 Alvin Street, GL1 3EJ

**T: 01452 346835**

**Email: [lwillett@no1businesscentre.co.uk](mailto:lwillett@no1businesscentre.co.uk)**

- Highly competitive pricing structure, with a virtual office available
- In immediate proximity to Gloucester Train Station and Gloucester Rugby
- Workshops, training and networking sessions all included on site as part of package

Owned and managed by an independent entrepreneur with a passion for enterprise, the property was converted from the former Gardiner Shoe Factory on the northern edge of the City Centre.



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# A Place to Live and call home

It may be clear that Gloucester is a great location for you to operate your business from. However, we recognise that the need for your employees to have a healthy work-life balance is very important. Here are five Key Reasons why Gloucester is a City your workforce will be proud to call home:

## An exciting cultural scene, with something for everyone

The growth in Gloucester's Creative sector, alongside the gradual regeneration of its City Centre has led to a renaissance in its cultural scene. A ten year culture plan, which began in 2016, has underpinned a concentrated effort to invest in and develop unique local talent.

This has highlighted the strength in depth of Gloucester's imaginative talent pool, serving as a catalyst for growth and further cementing culture as a part of the City's identity. Local music, festivals, and art exhibitions, alongside numerous other creative expressions, now form part of an exciting cultural calendar.



## A Vibrant Education Offer

Gloucester has a history of educational excellence, containing four of the County's seven grammar schools. It also sees exceptional attainment rates for students completing GCSE's (70% getting grades 9-4 in Maths and English). Significant investment from providers backs up this notion; such as £18m in the Business School and Growth Hub building at Oxstalls campus, providing modern, fit for purpose facilities that offer a high-quality environment for teaching and learning.

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## A Rich, Varied History

With over 700 listed buildings, Gloucester has a unique and rich heritage spanning back to the Roman Empire. A city of intense urban activity, Gloucester's history defines its identity and underpins the local economy, the cultural and tourism offer, and the health and well-being of the city's residents. The historic environment is central to Gloucester's identity and sense of place, and has provided a sense of continuity in a millennium of continuous change.

## Diverse Housing Mix

Nationally, Gloucester remains the most affordable part of the County to live in; and also offers superior access and a rich diversity in housing selection. Whilst issues of affordability can make it difficult in a number of locations to cultivate a young workforce, Gloucester's housing market presents a fantastic opportunity for new professionals to invest in a home for the future.

## An Attractive Leisure Offer

Gloucester's City Centre contains a rich mix of independents and national chains, offering a variety of food, drink and retail to enjoy and explore. Kingsholm is also home to Gloucester Rugby, with Premiership Rugby days a particular highlight. Gloucester's events calendar demonstrates there is always something to make a weekend in Gloucester worthwhile.

Gloucester has a vibrant visitor economy, with a rich events calendar and a variety of exciting local attractions. To find out more please visit [www.visitgloucester.co.uk](http://www.visitgloucester.co.uk)

the city of  
**Gloucester**



# Our Offer to You: **How we can help**

## New to Gloucester?



### **Intelligence:**

Access local knowledge and market insight to help you build your investment case.



### **Tours:**

We can put together a bespoke, structured visit, to help you familiarise yourself with the City.



### **Recruitment:**

We work with skills providers to help you fill gaps in your workforce.



### **Resources:**

We offer a range of marketing resources, free of charge, for you to use however you see fit.



### **Property:**

We can prepare for you a shortlist of property on the market to meet your specific criteria.



### **Marketing:**

Take advantage of increased exposure through our marketing and communications platforms.



### **Introductions:**

Let us introduce you to Gloucester's community of stakeholders and partners.



### **Planning:**

We can answer any queries and chase up any questions you may have with planning colleagues.



### **Signposting:**

If we can't resolve your query, we can put you in touch with the person who does have the answer.

Our multi-disciplinary team built up of planning, conservation, and investment professionals have a clear responsibility to ensure the City's development is sustainable and directly beneficial to its rapidly expanding population and their needs. In making these decisions, you can have confidence in the impartiality and expertise our officers offer in assisting you in making your business ambitions reality.

## Already located in Gloucester?



### Updates:

Keep in the know about the City, its ongoing development and changes that could affect you.



### Resources:

Benefit from property insight and information we can provide to help inform decision making.



### Marketing:

Let us promote your business and its growth ambitions through our communication channels.



### Network:

Link with a broad network of stakeholders and businesses and see how they can help your business grow.



### Property:

Whether you're looking to upsize or downsize, let us show you options and why certain sites may favour your business.



### Signposting:

If our team doesn't have the answer, we can consult with our network of contacts and put you in touch with someone who does.

A broad range of first-class employers - across all sectors, types and sizes – call Gloucester home, and they do so because of our strength as a business base. Our workforce has and continues to grow in both size and skillset; our location puts us within the reach of several major cities, ports and airports; and these benefits come with reasonable affordability, right in the heart of a highly affluent hinterland.

We firmly believe that if you're considering moving your business to the West Country, or you're already here and want to grow further, the City of Gloucester has everything you need.

## Get in Touch



01452 396838



[eds@gloucester.gov.uk](mailto:eds@gloucester.gov.uk)



[www.investgloucester.co.uk](http://www.investgloucester.co.uk)



[@InvestGlos](https://twitter.com/InvestGlos)

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# The Global Stage

Our business community is broad and diverse, made up of over 3,700 enterprises that employ over 73,000 people. Gloucester continues to be both an attractive place to invest in for both new and existing firms - with traditional sectors like advanced engineering and manufacturing sitting alongside new innovators in cyber technology and the creative industry.



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