

BRAND NEW COMMERCIAL BUILDINGS & SITES

FROM 1,800 - 120,000 SQ FT



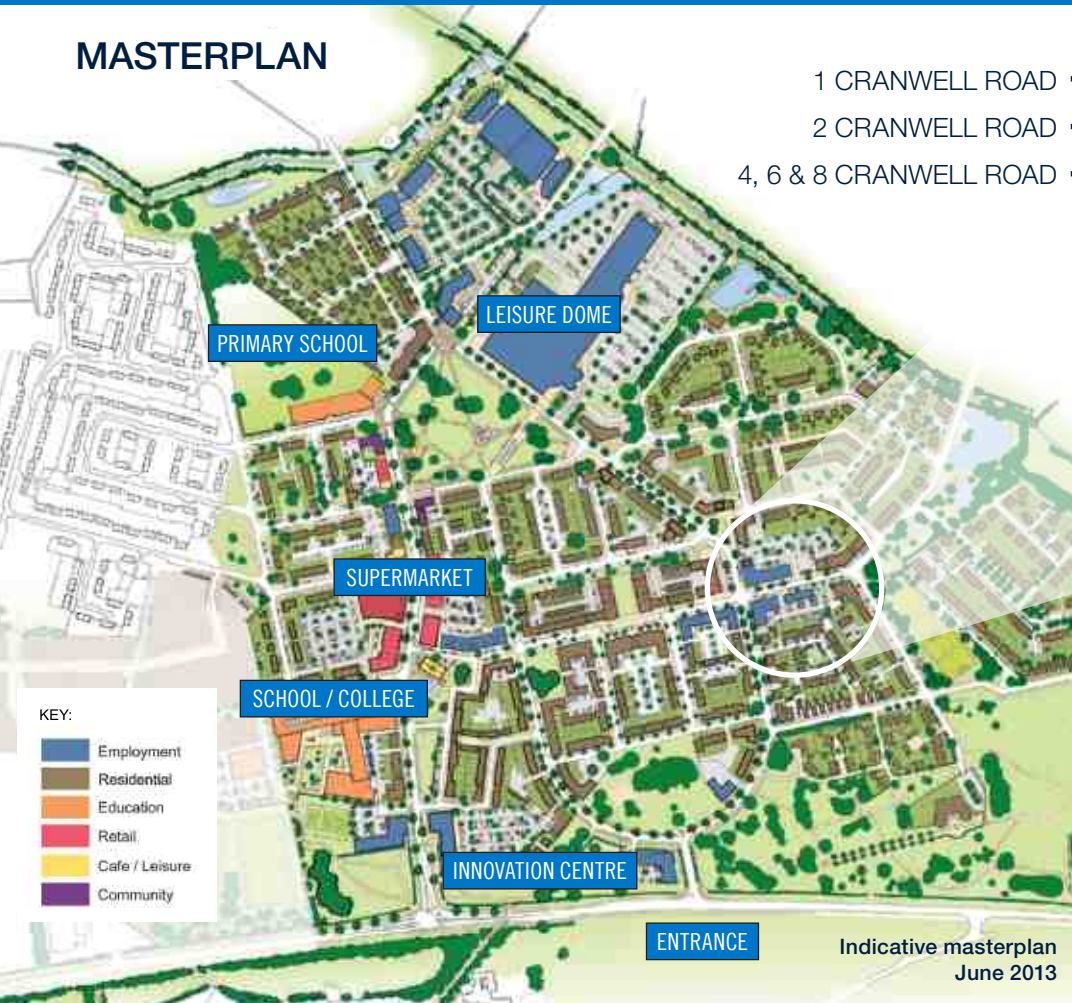
**WELCOME TO LOCKING PARKLANDS,
A BRAND NEW BREEAM EXCELLENT
BUSINESS ENVIRONMENT IN BEAUTIFUL
LANDSCAPED PARKLAND, SET AMONGST
MATURE TREES AND OPEN SPACES...
A GREENER OUTLOOK ALL ROUND.**

THE IDEAL WORKING ENVIRONMENT

Developed by St. Modwen, the UK's leading regeneration specialist, the new commercial buildings are set in a tranquil and uncongested location, yet within easy reach of Weston-super-Mare town centre with its abundance of amenities - and also just a short hop from the M5 Motorway and Worle railway station, affording easy access for your staff and your visitors.

Locking Parklands is an 80 ha mixed use scheme, comprising approximately 650,000 sq ft of commercial space together with 1,400 new homes, built to level 4 of the Code for Sustainable Homes. Locking Parklands is a wonderful place to live and work and forms part of the J21 Enterprise Area.

MASTERPLAN



1 CRANWELL ROAD
2 CRANWELL ROAD
4, 6 & 8 CRANWELL ROAD



MASTERPLAN KEY

Our masterplan can deliver up to 1,500 new homes and over 3,000 jobs with:

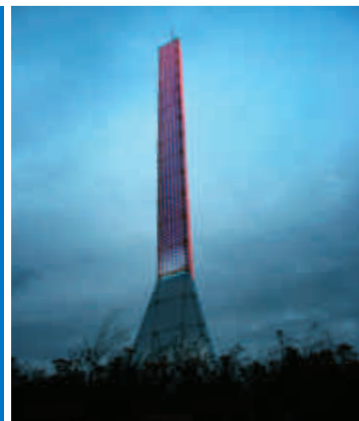
- Offices including innovation centre
- Approximately 3 hectares of industrial land
- Supermarket
- Shops and restaurants
- Leisure Dome
- Primary school
- Secondary school or Enterprise Technical College

Other facilities could include a community hall, church, library, doctors surgery, parklands and play spaces.



AN EXCELLENT BUSINESS LOCATION

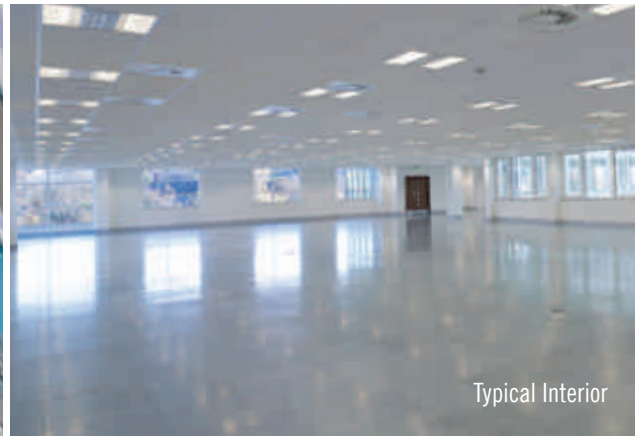
- Weston-super-Mare is set in the heart of the North Somerset countryside, affording occupiers the ability to manage their work/life balance.
- Strategically located close to J21 of the M5 Motorway and a catchment of over 2.1 million within a two hour drive time.
- Flexible/mobile workforce on the doorstep.
- 80,000 people live in the Weston-super-Mare area.
- 2 miles from Worle railway station offering direct links to Bristol, Exeter and London Paddington.
- 14 miles from Bristol Airport.
- 18 miles from Bristol City Centre.



4, 6 & 8 CRANWELL ROAD



THESE HEADQUARTERS OFFICES HAVE BEEN DESIGNED TO SUIT OCCUPIERS LOOKING FOR HIGH QUALITY, EFFICIENT SPACE WHICH HAVE BEEN DESIGNED TO MEET EXCELLENT LEVELS OF SUSTAINABILITY LEADING TO LOWER OPERATIONAL AND ENERGY COSTS.



Typical Interior

**DESIGN
AND BUILD
OPPORTUNITIES
FROM 1,800 -
120,000 SQ FT**

**BRAND NEW GRADE A
BREEAM EXCELLENT
HEADQUARTERS OFFICES
TO OWN OR LEASE FROM
11,206 - 26,354 SQ FT.**

**EACH BUILDING CAN BE
DESIGNED AND BUILT TO
SUIT INDIVIDUAL OCCUPIER
AND ENVIRONMENTAL
REQUIREMENTS.**

1 CRANWELL ROAD

Ground Floor	789.4 Sq m	8,497 Sq ft
First Floor	830.7 Sq m	8,942 Sq ft
Second Floor	828.2 Sq m	8,915 Sq ft
Total	2448.3 Sq m	26,354 Sq ft
Parking	101 Spaces	

All dimensions are based on approximate Net Internal Areas

2 CRANWELL ROAD

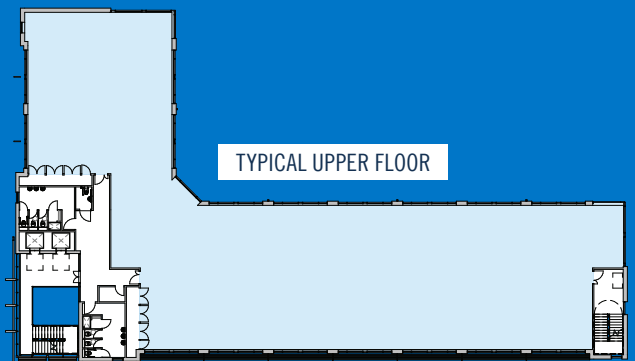
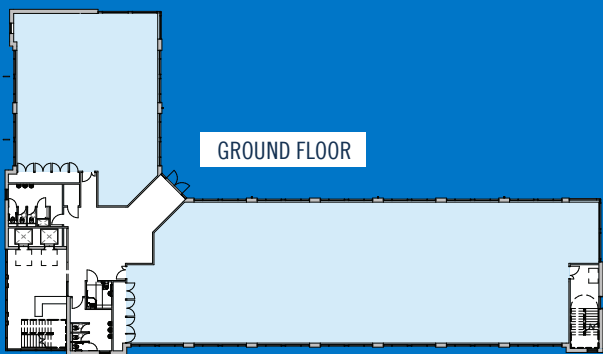
Ground Floor	507.3 Sq m	5,461 Sq ft
First Floor	533.8 Sq m	5,745 Sq ft
Total	1041.1 Sq m	11,206 Sq ft
Parking	40 Spaces	

All dimensions are based on approximate Net Internal Areas

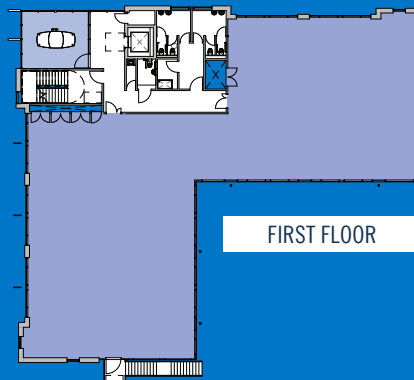
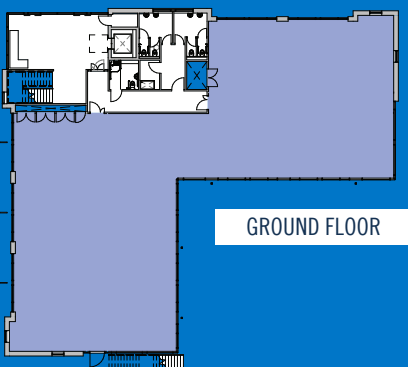


This is a computer generated image and some detail may vary

1 CRANWELL ROAD



2 CRANWELL ROAD



LOCKING PARKLANDS IS M5 BUSINESS FOCUSED. SITUATED ON THE A371 BETWEEN WESTON-SUPER-MARE AND BANWELL, IS JUST MINUTES FROM J21 OF THE M5, 2 MILES FROM WORLE RAILWAY STATION AND 20 MINUTES FROM BRISTOL AIRPORT.



Knightstone Island

MAKING THE RIGHT CONNECTIONS

- The Weston Gateway Area (which includes Locking Parklands) has been designated as an Enterprise Area by the West of England LEP with particular focus being made towards Junction 21 improvements.
- 'Connecting Devon and Somerset' is committed to providing superfast broad band to at least 85% of homes and businesses by 2015. www.connectingdevonandsomerset.co.uk.
- A highly skilled workforce - 47% of residents work in management, associate professional and technical occupations.

MAJOR LOCAL OCCUPIERS

North Somerset has a wealth of Blue Chip and leading edge companies including:

- Oxford Instruments
- Viper Subsea
- Claverham Group
- GE Oil and Gas
- Thatchers Cider
- GKN Aerospace
- FORGEN Renewables
- Knightstone Housing



Dolphin Square

“NORTH SOMERSET IS A SUPERB BASE FOR OUR BUSINESS, THE HUGELY SKILLED WORKFORCE IN THE REGION IS SECOND TO NONE, THE AREA IS ATTRACTIVE TO PEOPLE AND THERE IS A HIGH CONCENTRATION OF AEROSPACE INDUSTRY, BOTH CUSTOMERS AND SUPPLIERS. OUR BUSINESS DEMANDS A GOOD DEAL OF TRAVEL, AND THE AREA IS WELL SERVED BY ROAD, RAIL AND AIR AND IS A HUB FOR ACCESS TO EUROPE AND NORTH AMERICA.”

*ROGER BUXTON
CLAVERHAM GROUP*



Bristol Airport

SKILLED LOCAL WORKFORCE

Weston-super-Mare's traditional appeal as a seaside resort is timeless, but it is also moving with the times. Weston-super-Mare benefits from a flexible and mobile workforce. Over 80,000 people live in the immediate area.

MORE THAN AMPLE LOCAL AMENITIES

One exciting new amenity for the town centre will be the forthcoming Dolphin Square redevelopment, a fantastic £35 million multi-purpose complex that will house an eight screen cinema, health club, bowling alley, hotel, shops, cafes and restaurants.



Weston College



GET CONNECTED:

J21 Enterprise Area is well connected for business. The M5 & A370 both offer excellent road connections and the M4/M5 interchange is just 22 miles away allowing easy access to the rest of the UK's motorway network.

Worle railway station, just 2 miles away, provides regular services to Bristol (Temple Meads and Parkway), Exeter, Taunton and London Paddington.

Bristol Airport is 14 miles away and offers daily flights to all the major European cities.

DRIVE TIMES:

	Mins	Miles
Junction 21, M5	5	6
Worle Station	5	2
Weston Town Centre	5	5
Bristol Airport	20	14
M4/M5 interchange	22	22
Bristol (via A370)	35	18
Exeter	60	60
Heathrow	122	122
London	150	135

ABOUT ST. MODWEN:

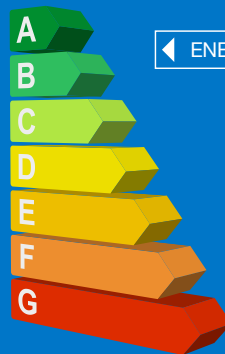
Locking Parklands is a development in partnership with the Homes and Communities Agency.

St. Modwen, the UK's leading regeneration specialist, has over 25 years' experience in regeneration and property development. This partnership underpins the delivery of the Locking Parklands vision.

TENURE:

The properties are available on lease terms to be agreed and are subject to lease length and covenant strength. Alternatively the properties are available to purchase freehold subject to an estate service charge. Further information is available upon request.

ANTICIPATED ENERGY PERFORMANCE CERTIFICATES:



VIEWING:

The offices are available to inspect through the joint agents:

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