

EXTERNAL STORAGE

TO LET / FOR SALE

GATEWAY 27

HILL BUSINESS PARK



HECTOR PEARCE

Intelligent real estate

Your **Gateway** to Industrial Scale

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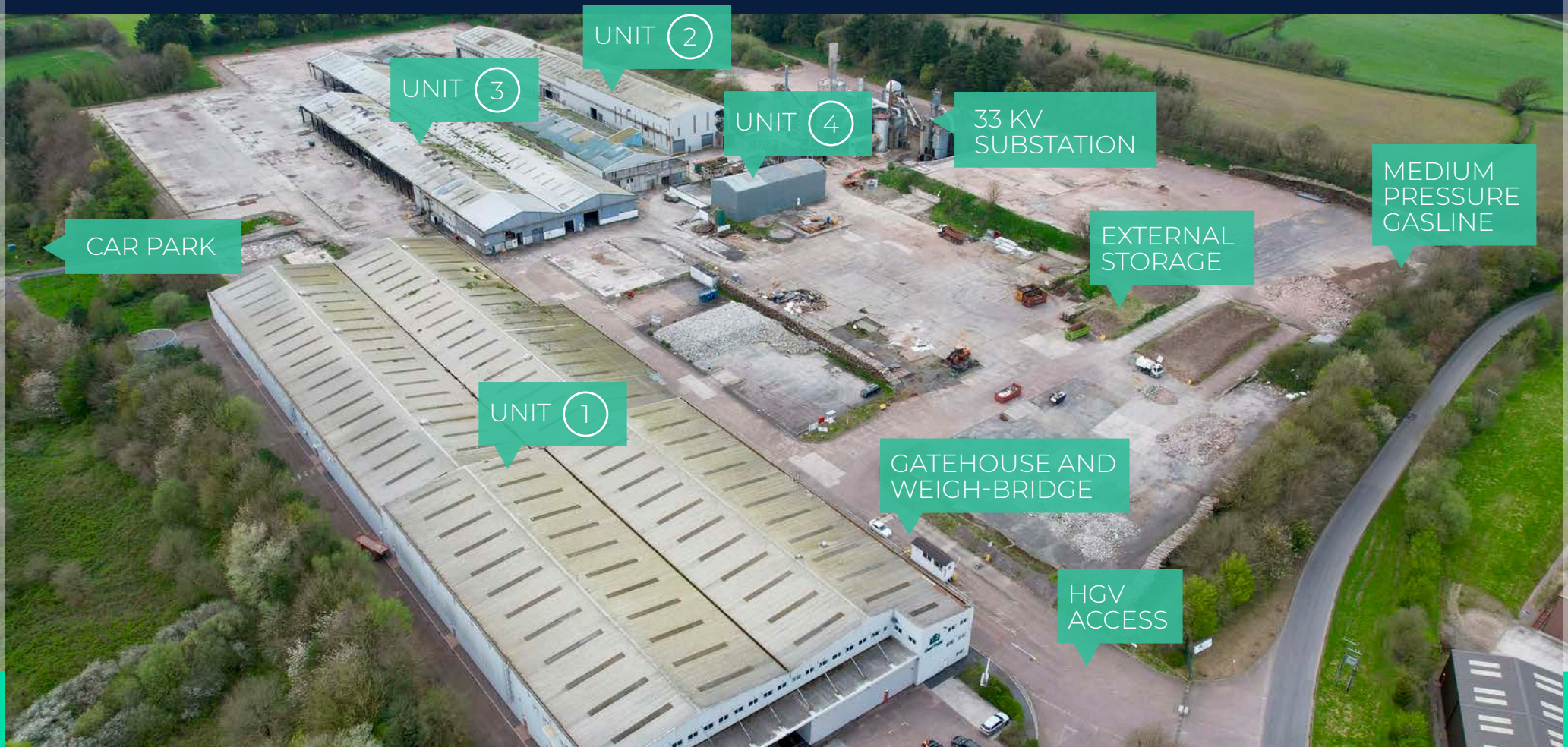
Gateway 27 offers 9.2 acres (approximately 400,000 sq ft) of secure hardstanding space available for immediate occupation. The site can be leased in its entirety or subdivided into individual plots from 1.5 acres (approximately 68,000 sq ft), providing flexible options to accommodate a range of operational requirements. Suitable for open storage, logistics, vehicle parking, plant and machinery storage, or other commercial uses (subject to planning), the site benefits from excellent accessibility and a strategic location, making it an ideal solution for occupiers seeking high-quality IOS space with short-term or long-term availability.



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Gateway 27 offers a rare opportunity to acquire high-power industrial and IOS space across a flexible 55-acre site. Gateway 27 combines substantial buildings, extensive hardstanding, and robust utilities, making it ideal for advanced manufacturing, logistics, or storage requirements. With excellent transport links to the A361 and M5 and 24/7 operational access, Gateway 27 delivers scale, connectivity, and versatility for businesses seeking a high-performance industrial hub.



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Specification

SITE	EXTERNAL STORAGE	UNIT ①	UNIT ②	UNIT ③	UNIT ④
22.26 HA / 55 AC EXCELLENT HGV ACCESS (A361 & M5) 24/7 OPERATIONAL ACCESS FLEXIBLE B1, B2 & B8 (CLASS E) CONSENTS EXCLUSIVE MEDIUM PRESSURE GAS LINE ON-SITE LAGOONS 33 KV SUBSTATION	9.2 ACRES (400,000 SQ FT) AVAILABLE NOW	13,073.5 SQ M / 140,723 SQ FT AVAILABLE NOW OFFICE ACCOMMODATION STUDIO FLATS 9.4M - 11.1M APEX 6.4M - 9.4M EAVES EPC C LED LIGHTING LOADING DOORS SPRINKLER SYSTEM	5,000 SQ M / 54,000 SQ FT UNDERGOING REFURBISHMENT OFFICE ACCOMMODATION 15.5M APEX, 12.5M EAVES LED LIGHTING LOADING DOORS	15,000 SQ M / 161,000 SQ FT UNDERGOING REFURBISHMENT OFFICE ACCOMMODATION 9.5M APEX, 6.6M EAVES LED LIGHTING LOADING DOORS	385 SQ M / 4,144 SQ FT AVAILABLE NOW STAFF AMENITY BLOCK WC 10.5M APEX, 9M EAVES

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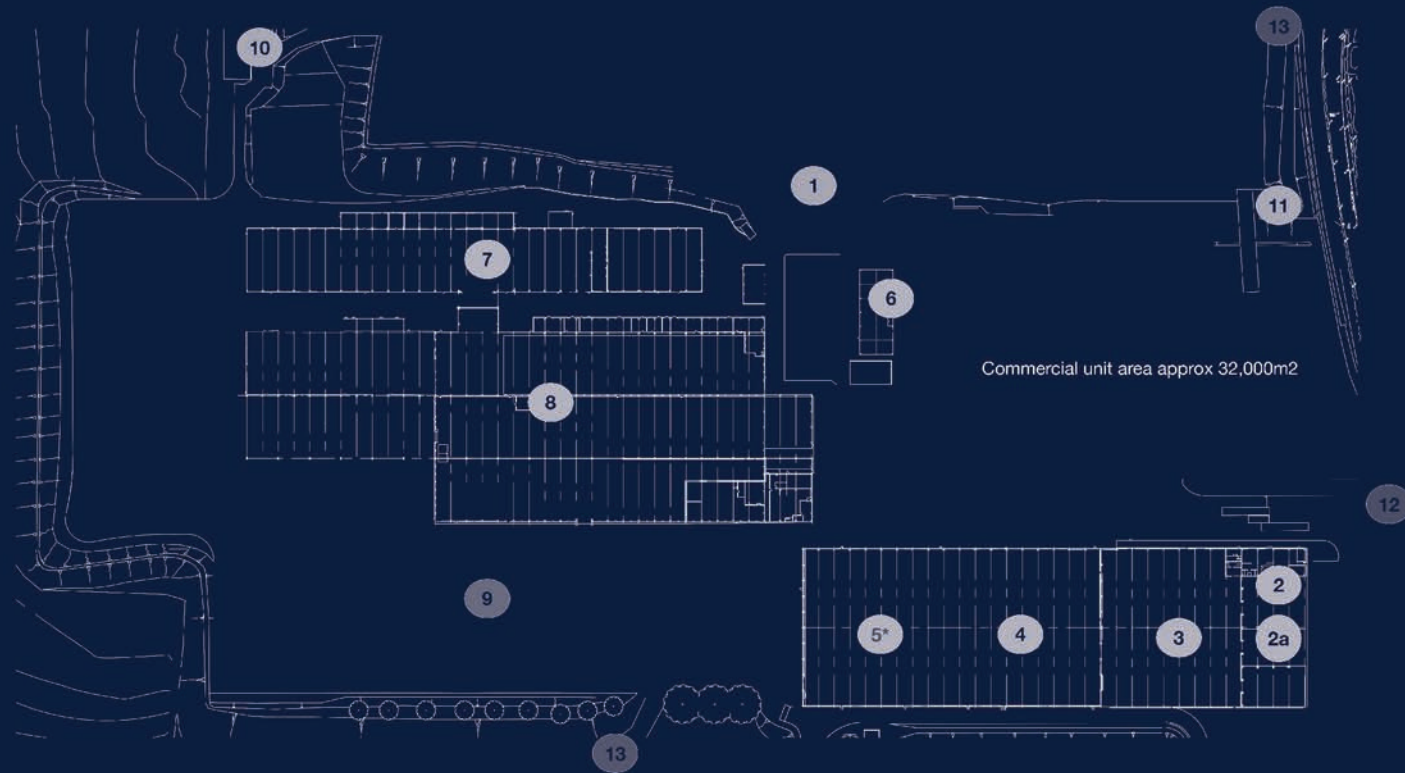
Location



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Floor Plan



Key:

- | | | | | | |
|----|--|----|-----------------------------------|----|--------------------------|
| 1 | Plant - Biomass / Dryer / WESP | 5* | c. 13,000m2 total commercial unit | 10 | 33kV Substation |
| 2 | 1,700m2 Offices & x4 apartments | 6 | 420m2 commercial unit | 11 | Medium pressure gas line |
| 2a | 1,200m2 Loading Bay, internals | 7 | c. 5,000m2 total commercial unit | 12 | HGV Access |
| 3 | 3,600m2 High bays / 1st section | 8 | c. 15,000m2 total commercial unit | 13 | Proposed North Access |
| 4 | 6,900m2 Commercial/manufacturing floor | 9 | 62,220m2 external hardstanding | 14 | 6,700m2 Car park |

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Terms

The property is available either to let, on a new lease directly from the landlord, or for sale, in whole or in part, with terms to be agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

Interested parties should make their own enquiries to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

EPC

An Energy Performance Certificate (EPC) has been commissioned and will be made available upon receipt.

VAT

VAT is payable on the rent or purchase price pursuant to the Finance Acts 1989 and 1997. Prospective tenants or purchasers are advised to confirm the VAT implications before entering into any agreement.

Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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