



# **INVESTMENT PACK**

**Gloucestershire Science & Technology Park**

**Berkeley Green, GL13 9FB**

*“In 2016 when the SGS Group purchased the derelict Berkeley site from the Nuclear Decommissioning Authority the buildings were scheduled for demolition. Over the passed 7 yrs SGS has successfully saved the unique facilities for future generations as Gloucestershire Science & Technology Park. Key milestones have been the delivery of four high quality teaching establishments; SGS Berkeley Green UTC, C11 Cyber and Low Carbon Centre, Gloucestershire Police's Sabrina Centre and most recently the Active Building Centre Low Carbon training facilities. Many of the older buildings on the park have been invaluable in providing low cost facilities for science and technology businesses and projects, as well as community support.*

*The GSTP project must now move on to a new phase, where the full potential of the site is realised, bringing all the buildings back into use will require a significant level of capital investment, as a publicly owned FE college we simply cannot do this on our own, hence we are seeking investment and development partners who can now lead on the regeneration on the park. This will allow SGS to focus on providing the skills and education that our economy needs for growth and decarbonisation at all our other campuses across the region. SGS are interested in discussing any proposals from interested parties for the next stages of the GSTP project.”*

Pic?

**Kevin Hamblin**  
**Managing Director SGS CS**  
**CEO SGS College Group**





**Gloucestershire Science and  
Technology Park  
Berkeley Green  
Hamfields Lane, Nr Berkeley  
GL13 9FB.**





# A lively, engaging and sustainable business community

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[Our location](#)

[Our vision](#)

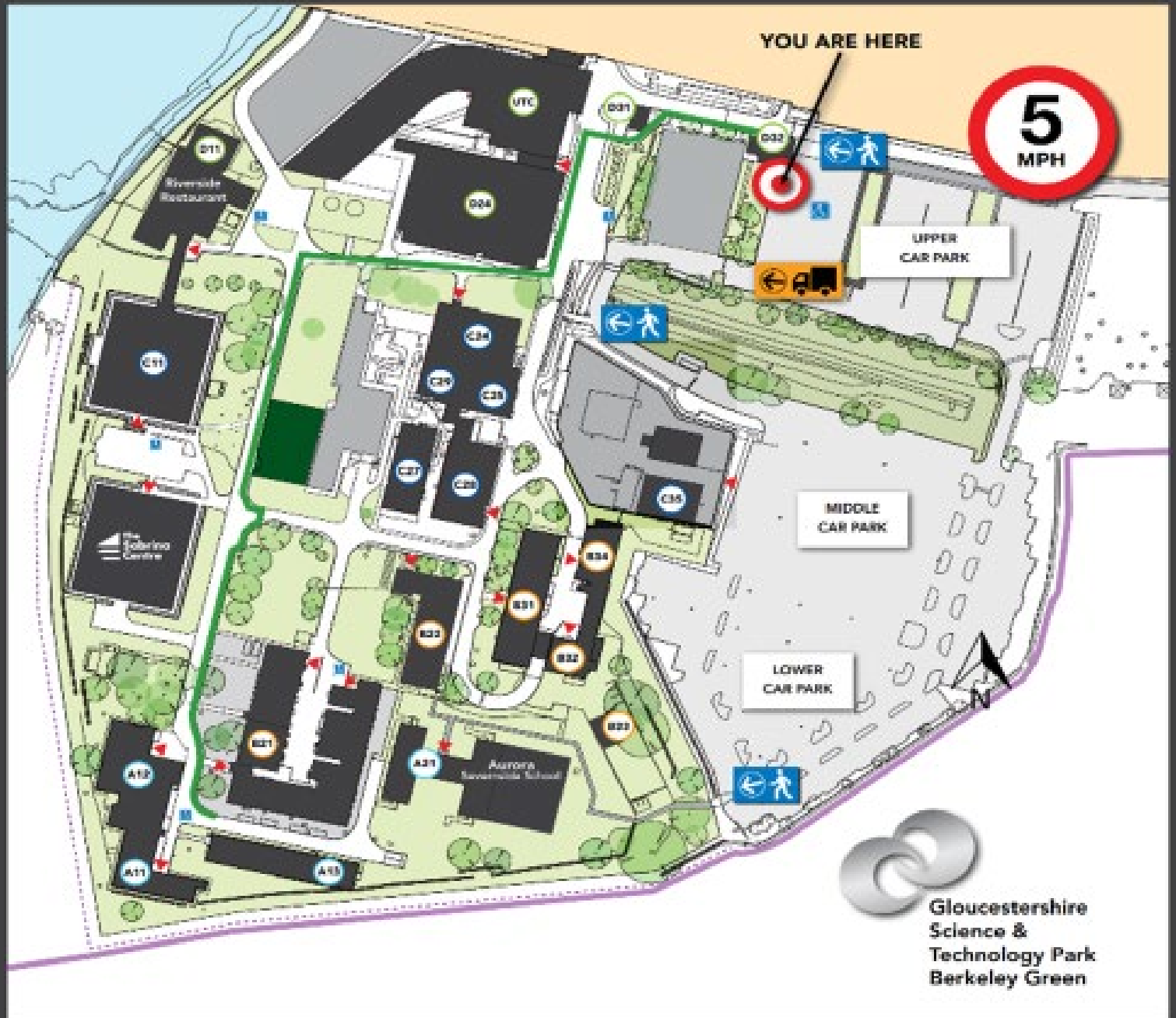
[Our facilities](#)

Close to the mouth of the River Severn and the Bristol Channel, GTSP offers over 200,000ft<sup>2</sup> of previously existing offices, laboratories, workshops and education buildings.

# OCCUPIERS

- |  |   |
|--|---|
| <b>D32</b> Park Management Suite<br>SGS Commercial Services  | <b>C28</b> Allard Sports Cars   |
| <b>UTC</b> SGS Berkeley Green UTC  | <b>C24</b> Green Fuels  |
| <b>D24</b> SGS College<br><b>GREEN Skills Centre:</b><br>- John Huggett<br>Engineering Hall<br>- Active Building Centre      | <b>C30</b> Active Building Centre<br>Green Fuels  |
| <b>D11</b> Riverside Restaurant<br>(Aremark)<br>Mitie  | <b>B21</b> Green Fuels Research   |
| <b>C11</b> University of Gloucestershire<br>- Cyber Security and<br>Digital Innovation<br>Centre<br>- CG Tech<br>WITT Energy | <b>The Sobrina Centre:</b><br>- Gloucestershire Police<br>- Office of the Police<br>& Crime Commissioner<br>for Gloucestershire<br>- Conference Suite |
|  | <b>B21</b> Cotswold Community<br>Men's Shed   |
|  | <b>B24</b> Above & Beyond<br>Retail Service Robotics  |
|  | <b>A11</b> Cavendish Nuclear  |
|  | <b>A12</b> Cavendish Nuclear  |
|  | <b>A27</b> Aurora<br>Savernside School  |

For all general issues please contact the Park Management:  
Pete Barrett: 01453 762260 / 07790 350265



 Gloucestershire  
Science &  
Technology Park  
Berkeley Green



# company at the park.

From multi-million-pound purpose-built training centres, to pioneers in renewable fuels and everything in-between. You're in good company at the park.

● [Find out more](#)

Aurora  
Severnside School



## We constantly have something to shout about.

Being such a unique campus for science and technology with education and training at its heart, the park and its inspiring tenants are often making the news!

Gazette

GloucestershireLive

BBC



Construction Enquirer

SoGlos

15 YEARS

PUNCHLINE  
PROFESSIONAL PROJECT MANAGEMENT SERVICES







**GSTP is revitalising the site of the Former National Nuclear Laboratories, situated adjacent to the decommissioned Berkeley Magnox Nuclear Power Station.**

## **Berkeley Green : Project Overview: 2016 -2023**

- Summer 2016, Purchase of 999yr lease, saving decommissioning costs of over £20million.
- January 2017, first new tenants, Green Fuels Research, arrive at former derelict site.
- Spring 2017, Opening of John Huggett Engineering Hall.
- September 2017, completion of new build Berkeley Green UTC to support growth in engineering and digital sectors. Representing an investment of circa £13million.
- January 2018, Opening of University of Gloucestershire C11 Digital Business Hub.
- 2019, Bloodhound Land Speed Record based at GSTP, successful high speed testing in South Africa.
- May 2020, Gloucestershire Police open award winning Sabrina Training Centre, following a refurbishment of circa £6million.
- 2020-2021, GSTP operates throughout Covid including creation of new NHS Vaccination Hub.
- September 2021 launch of Aurora Severnside School, providing SEN places for the local community.
- 2022, Completion of Active Building Centre investment of circa £5million in low carbon testing centre incorporating test houses and commercial scale heat network.
- 2023, SGS establish Eco Futures Low Carbon Training Centre.



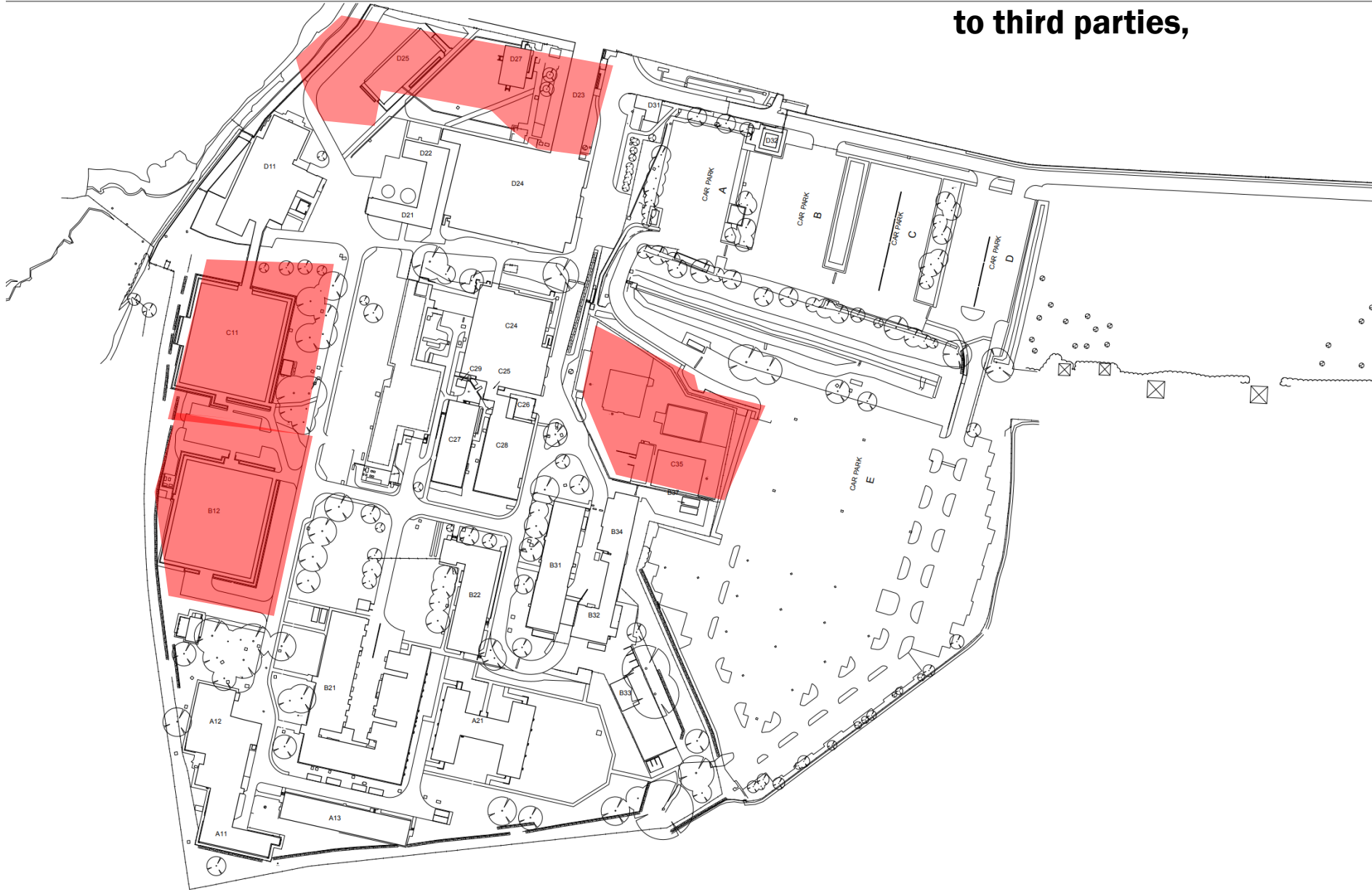


GSTP is held by way of a 999yr lease from NDA PL. The red line delineates the extent of the demise recorded with the land registry. Full detail as are included in the micro site.

Points of note-

- Total land area – Circa 44.5 acres (18h.a)
- Includes an additional area of the sea bed along the Severn estuary – Circa 65 acres (26h.a) The area is designated a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) and a RAMSAR wetland of international importance.
- The area to the north west includes the 999yr leasehold of the landlord occupied by Hamfields Leisure under an occupational lease.

**Long term (100yr plus) leasehold interests  
to third parties,**





## **Adjacent Magnox Nuclear site – History and overview**

The adjacent Berkeley Nuclear Power Station commenced construction in 1956. Comprising two Magnox reactors producing 276 megawatts (MW) in total – enough electricity to serve an urban area the size of Bristol. The first Commercially producing Nuclear Power Station in the country, electricity generation started at the site in 1962 and ran for 27 years to 1989 when Berkeley also became the first commercial nuclear power station to be decommissioned.

So far the nuclear decommissioning process has involved :

- Removal of all fuel from the site in 1992,
- Demolition of structures such as the turbine hall in 1995 and cooling ponds in 2001.
- March 2012, five of the 310 ton boilers were moved from the station to Sweden for decontamination and recycling.
- In 2014 an interim store for intermediate-level waste was completed.

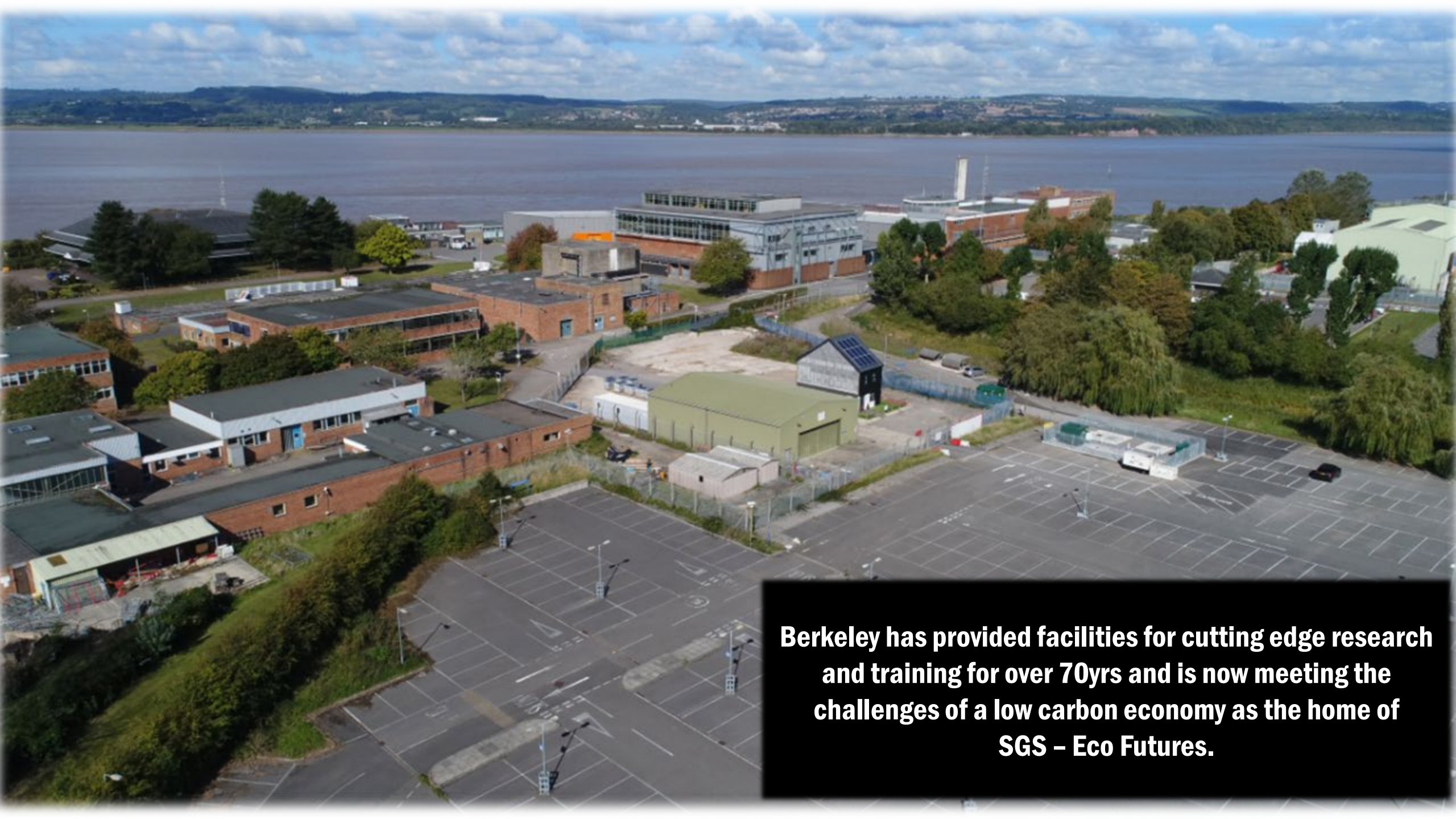
In May 2023, a £30.8 million contract was awarded to Altrad for the design, asbestos removal, deplanting, demolition and construction works which will take place and conclude in the full removal of the four blower houses that surround the reactor buildings. This was previously slated to be completed when the reactor buildings themselves are demolished in the 2070s.

Berkeley and the adjacent Oldbury Nuclear sites have been under consideration as locations for a number of new nuclear projects involving Fusion, Small Modular Reactors and Advanced Modular Reactors.

**SGS will retain and operate a long leasehold interest the Eco Futures Low Carbon Training Centre on Training including real learning environments in 3 test houses, all built to differing insulation standards using a range of construction techniques replicating the complexities that installers will find in the real world.**







**Berkeley has provided facilities for cutting edge research and training for over 70yrs and is now meeting the challenges of a low carbon economy as the home of SGS – Eco Futures.**



## Meet the Changemakers

We are a cluster of changemakers, disruptors, innovators, environmentalists, investors, creators, progressive entrepreneurs and leaders. Let us do, go, make change...

Meet some of our people here.



**Indigo Redfern**

CEO, GLL Community Hub

"There is the potential in every community for things to happen."

[Meet Indigo](#)



**Pete Barrett**

Gloucestershire Science and Technology Park

"Stroud is the ideal location for the geographical centre of the Western Gateway, leading to growth in the UK and the region through research, innovation and world-leading skills."

[Meet Pete](#)



**Denise Smith**

Hammonds Farm, Natural Flood Management

"The natural flood management scheme means we are resilient to what each season brings to the farm."

[Meet Denise](#)

**GSTP is recognised as a flagship project within Gloucestershire and Stroud District. Acting as a strategic economic asset it has a central role in bring growth and skills to the area and wider region.**



**GLoucester Motorway Services**

Gloucester Motorway Services fully opened in May 2016 in partnership with a social...

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**GREEN SKILLS CENTRE**

The Gloucestershire Renewable Energy, Engineering and Nuclear Skills Centre (GREEN) helps...

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**THE GROWTH HUB**

The Growth Hub in Stroud is here to help your business realise its potential.

[READ MORE](#)



# Schedule of floor areas.

GSTP comprises numerous buildings ranging in age and condition.

Name	Floor	Description	Gross internal area	GIA SQM	Primary use	Primary use	Other uses
A11	Ground	Cavendish	3583	333	Office	Laboratory	
A12	Ground		11593	1077	Laboratory	Office	
A13	Ground		5813	540	Office	storage	
A21	Ground	H Block	8645	803	Office	Training	
B12	Ground		20500	1904	Office	Training	
B12	First	Magnox	20500	1904	Office	Training	
C11	Grd	Riverside building	21207	1970	Office	Training	
C11	First		21207	1970	Office	Training	
B21	Ground	Sodium Labs	11224	1043	Office	Laboratories	Training
B21	Ground	Offices	11224	1043	Office	Laboratories	Training
B21	first & second	Sodium Labs	4096	381	Training	Office	
B21	first	Test facility	440	41	Test facility	Training	
B22	Basement, grd	Office	14290	1328	Office	Training	
B31	Ground plus me	North Store(external	516	48	Storage	Workshop	
B31	Ground	Workshop	3408	317	Workshop	Training	
B31	Ground	Mid section wc and w	1141	106	Storage	Office	
B31	Ground plus me	Store	2746	255	Storage		
B31	Ground	Vehicle Bay	674	63	Workshop	Storage	
B31	Ground	South Store	558	52	Storage	Workshop	
B32	Ground	Cavendish store	631	59	Storage	Workshop	
B32	Ground	Chemical store	135	12	Storage		
B32	Ground	SGS Store	756	70	Storage	Workshop	
B32	Ground	Garage(x2)	367	34	Storage	Garage	
B32	Ground	Office	360	33	Office	Workshop	
B32	Ground	Bottle store	452	42	Storage		
B34	Ground	Workshop	2529	235	Workshop	Storage	
B34	Ground	Fire station	930	86	Fire station	Workshop	
B33		Landscaping store	842	78	Storage	Garage	Workshop
B37	Ground	Pair of garages	765	71	Storage	Garage	
C24	Ground	Welding Workshop	2782	258	Workshop	Training	
C24	Ground	Zero Energy Reactor	1230	114	Storage	Office	
C24	first & second	Archive	1424	132	Storage	Archive	
C24	Ground	Rear range offices	9070	843	Office	Training	
C24	Ground	Laboratories Laser	1822	169	Laboratories	Training	
C24	Ground	Entrance corridor lab	1598	148	Laboratories	Office	
C24	First	Entrance corridor lab	0	0	Laboratories	Office	
C25	Ground	Switch and generator	361	34	Plant	Store	
C26	Ground	Switch and generator	541	50	Plant	Store	
C27	Ground	Server room	4457	414	Server	Office	
C28	Ground	Engineering Hall	6045	562	Workshop	Training	
C28	First	Drawing office	6045	562	Office	Training	
C29	Ground	Switch and generator	154	14	Plant		
C31	Ground	Store	1250	116	Storage		
C32	Ground	Store	1500	139	Storage		
C35	Ground	Store	3222	299	Storage	Workshop	
D24	Ground	Engineering Hall	21975	2041	Workshop	Training	Offices
D24	first, second and	Engineering Hall	27402	2546	Workshop	Training	Offices
D32	Ground	Gatehouse	1350	125	Office		
D31	Ground	Café	962	89	Café		
D11	Ground	Restaurant Meeting r	3101	288	Meeting rooms	Training	
D11	Ground	Restaurant	11024	1024	Restaurant	meeting	
D11	First	First floor meeting ro	995	92	Meeting rooms	Training	
UTC	Ground, first an	SGS AT	60000	5574	Education		
Cycle stor	Ground	Various	1400	130	Storage		
			<b>340841</b>	<b>31664</b>			

Tenant	Site contact	Use	Number of staff (Approx PTE)	Status/Comment	Date	Demise	Tenant	Landlord	Term	L & T 2054	Breaks	Rent	Rent review date	Rent review provisions
<b>LONG LEASES 125 yrs plus</b>														
SGS College -	SGS College	College	20	In occupation	14 08 2015	D24	SGS College - Sub lease of part to ABC Ltd	SGS CS	Expiring 13 08 2145	Excluded	None	None (Premium paid £98,803)	None	None
She Police	Bath Freet	Government body	90	Not in occupation		2010 B12	She Police	SGS CS	Expiring 2145	Excluded	None	None	None	None
University of Gloucestershire	Reyite Penfold Smith	Conference facility and cyber security training	12	In occupation	01 07 2016	First floor building C11	University of Gloucestershire	SGS CS	Expiring 30 06 2141	Excluded	T- 31 March each year	None (Premium paid £459,257)	None	None
SGS College	SGS College	Vacant		Not in occupation		Ground floor building C11	SGS College	SGS CS	Expiring 30 06 2141	Excluded	T- 31 March each year	None (Premium paid £459,257)	None	None
Berkley Green UTC	Louise Davis	School, including engineering hall and science labs	42	In occupation	06 07 2016	UTC site	Berkley Green UTC	SGS CS	Expiring 05 06 2141	Excluded	T- 31 March each year	None (Premium paid £178,946)	None	None
<b>Long occupations leases 15 yrs plus</b>														
The Berkeley Community Sports and Leisure Trust		Sports and social club and fields	3	In occupation. Have leased new single storey sports changing building to be added to insurance	26 02 2009	Buildings and land including sports hall and pitches.	The Berkeley Community Sports and Leisure Trust	IND4 SGS CS	Expiring 31 March 2038	Excluded 24-28	T- 1 April 2013, 2023, 2028 months notice	£ 1363.38 (leased by SGS CS board annually, see comment in "Other")	July 2011, 2016, 2021 (every 5 years)	£1,000 plus 10% of items index from June 2012
Babcock Nuclear Ltd (Ea Cavendish Nuclear)	John Haykin	Offices and labs. Dosimetry and testing	29	In occupation.	28 03 2011	Buildings and land A11/A12	Babcock Nuclear Ltd	IND4 SGS CS	Expiring 31 March 2032	Excluded 24-28	T- 31 March 2017, 2022, 2027 18 months notice	£42,300 1 April 2012, 2017, 2022, 2027	SMR/ Upward only	
Aurora Group	Jan Sillar		10	In occupation	16 02 2021	A21 land and buildings	Aurora Group	SGS CS	Expiring 15 02 2041	Excluded 24-28	T- June 2028	£80,000 Feb 2026 and 2031	upward only in line with CP	
Cavendish Nuclear Ltd		Storage of activated carbon	3	In occupation no staff based in building	28 07 2017	Part Building B12	Cavendish Nuclear Ltd	SGS CS	Expiring 31 March 2032	Excluded 24-28	T or L anytime with 12 months notice	£5,200 1 April 2012, 2026 and 2031	OMR/ Upward only	
<b>Short Occupational leases 1-5yrs</b>														
Green Fuels Research Ltd		Offices and labs. Research Bio fuels	14	In occupation, responding demise	13 07 2017	Part Building B11	Green Fuels Research Ltd	SGS CS	Expiring 13 July 2022	Excluded 24-28	T or L anytime after 9 months; 15000 with 6 months notice	£25,839 (currently charged)	None	None
ABC Ltd (not yet completed)		Workshop and yard for production of housing units.	10	No staff based on site		Building C35 and land	ABC Ltd	SGS CS		Excluded 24-28	None	Interim rent being charged: £20,000	None	None
<b>Other licences and agreements</b>														
Green Fuels Research Ltd	James Hygate	Production of Bio fuel plant	4	In occupation, occupational use		Part Building C24	Green Fuels Research Ltd	SGS CS				£300 psm (currently charging £10,800 psm)	None	None
Above and Beyond Retail	Bernie Walsh	On line retail	4	In occupation		Part building B14	Above and Beyond Retail	SGS CS				Proposed £3,000 for 12 months (currently charging £5,000 PA)		
Simon Packard	Simon Packard	Artist workshops and storage	3	In occupation		Part building B33	Simon Packard	SGS CS				£500 psm		
Service Robotics	Rob Parker	Robotics and storage	1	In occupation		Part Building B34	Service Robotics	SGS CS				£270 psm (charging £2,000 psm)		
Ofers	B21 room		1	In occupation		Part building D21	Ofers	SGS CS				£200 psm		
Alford Sports Cars	Lloyd Alford	Small scale car manufacturing and storage	2	In occupation		Part Building C18		SGS CS				£115 psm (currently charging £1,000 psm)		

Lease Summary  
Full details are provided within the Legal Micro site.



















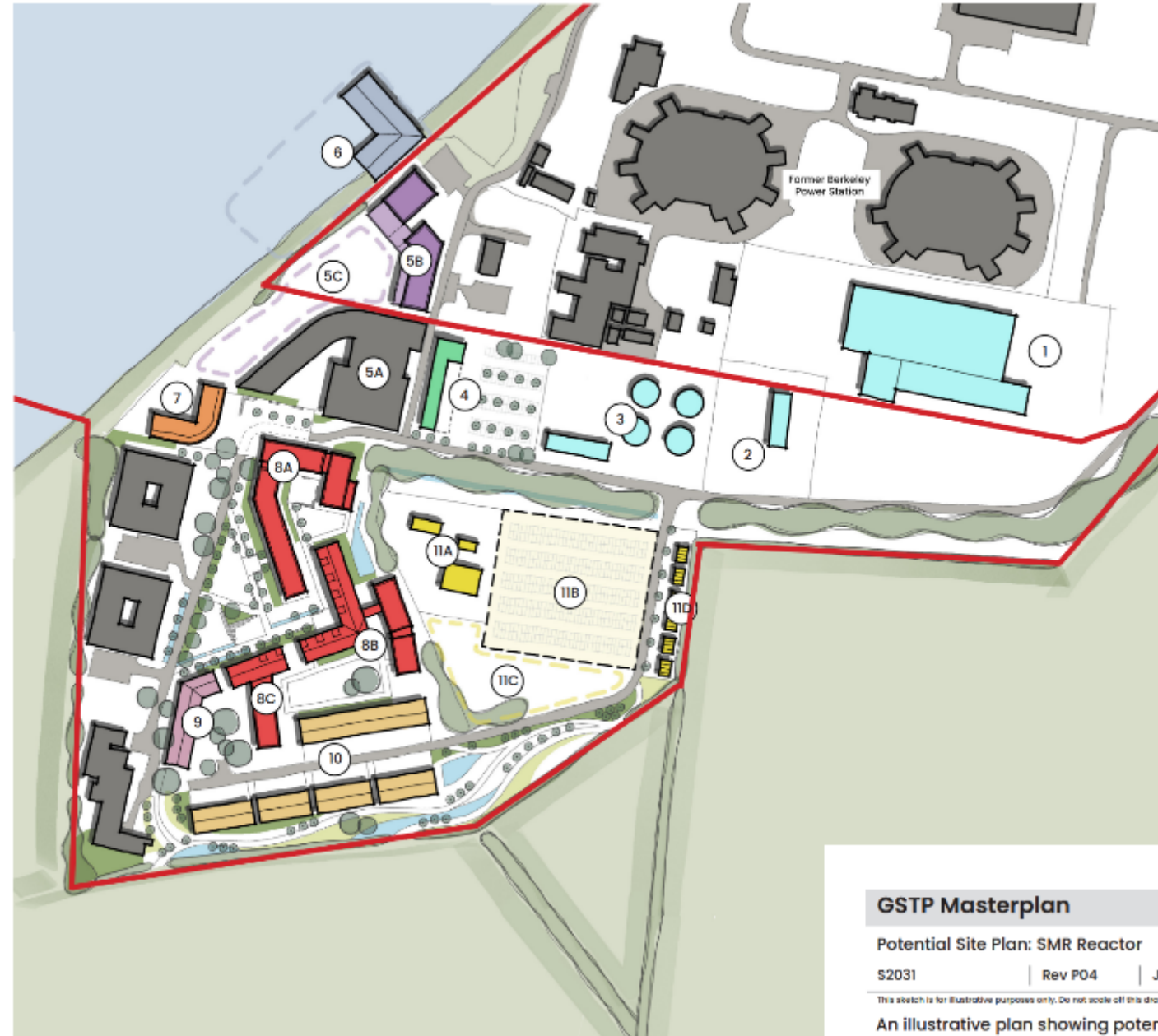








**Indicative site layout  
options.**



## Key

- 1 SMR Site
- 2 Grid Yard (1.5a)
- 3 Hydrogen Storage (2a)
- 4 Transport Hub & Car Park
- 5A Existing Education Site *Approx 10,000sqm*
- 5B Potential Education Expansion *Approx 7,500sqm*
- 5C Education Outdoor Games Area
- 6 Tidal Generation / Research
- 7 Restaurant *Approx 1,300sqm*
- 8A Science Hub Building *Approx 8,500sqm*
- 8B Practical Skills Building *Approx 5,000sqm*
- 8C Science / Tech Building *Approx 2,500sqm*
- 9 Accommodation Block *Approx 2,800sqm*
- 10 Business Units *Approx 3,500sqm*
- 11A Construction Test Bed
- 11B Generation Site (1a)
- 11C 500. Car Park with Solar Canopy
- 11D Battery Storage 24MW
- SGS Ownership Boundary

## GSTP Masterplan

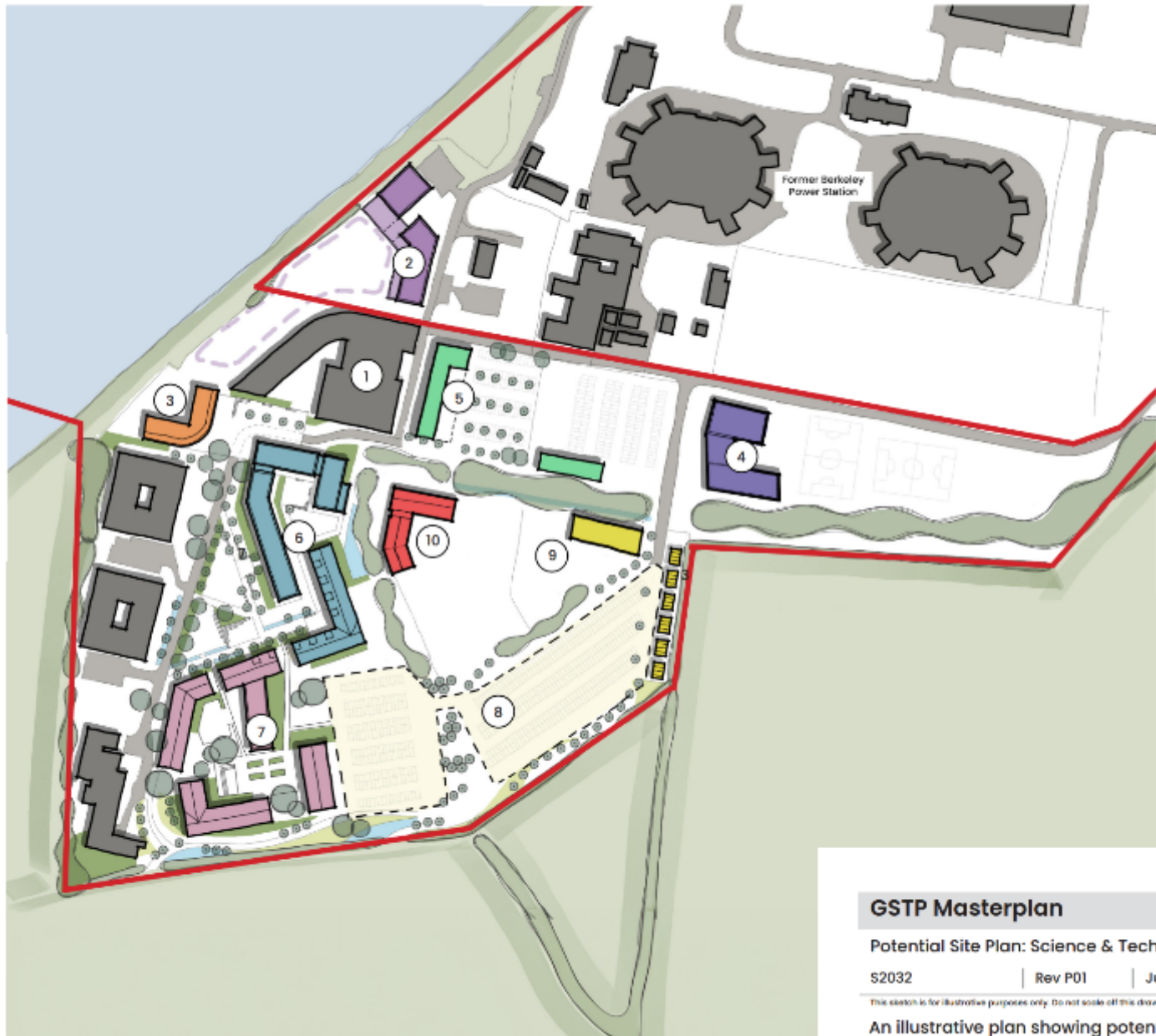
Potential Site Plan: SMR Reactor

S2031 | Rev P04 | June 2023 | 1@2500@A3

This sketch is for illustrative purposes only. Do not scale off this drawing.

An illustrative plan showing potential site configuration





Key	
1	Existing Education <i>Approx 10,000sqm</i>
2	Potential Education Expansion <i>Approx 7,500sqm</i>
3	Dining Facility <i>Approx 1,300sqm</i>
4	Sporting Facility <i>Approx 4,000sqm</i>
5	Transport Hub
6	Mixed Used Development <i>Approx 13,500sqm</i>
7	Accommodation for Students <i>Approx 11,500sqm</i>
8	500 Space Car Park with Solar Canopy
9	External Training Facility
10	Science & Technology <i>Approx 4,500sqm</i>
— SGS Ownership Boundary	

### GSTP Masterplan

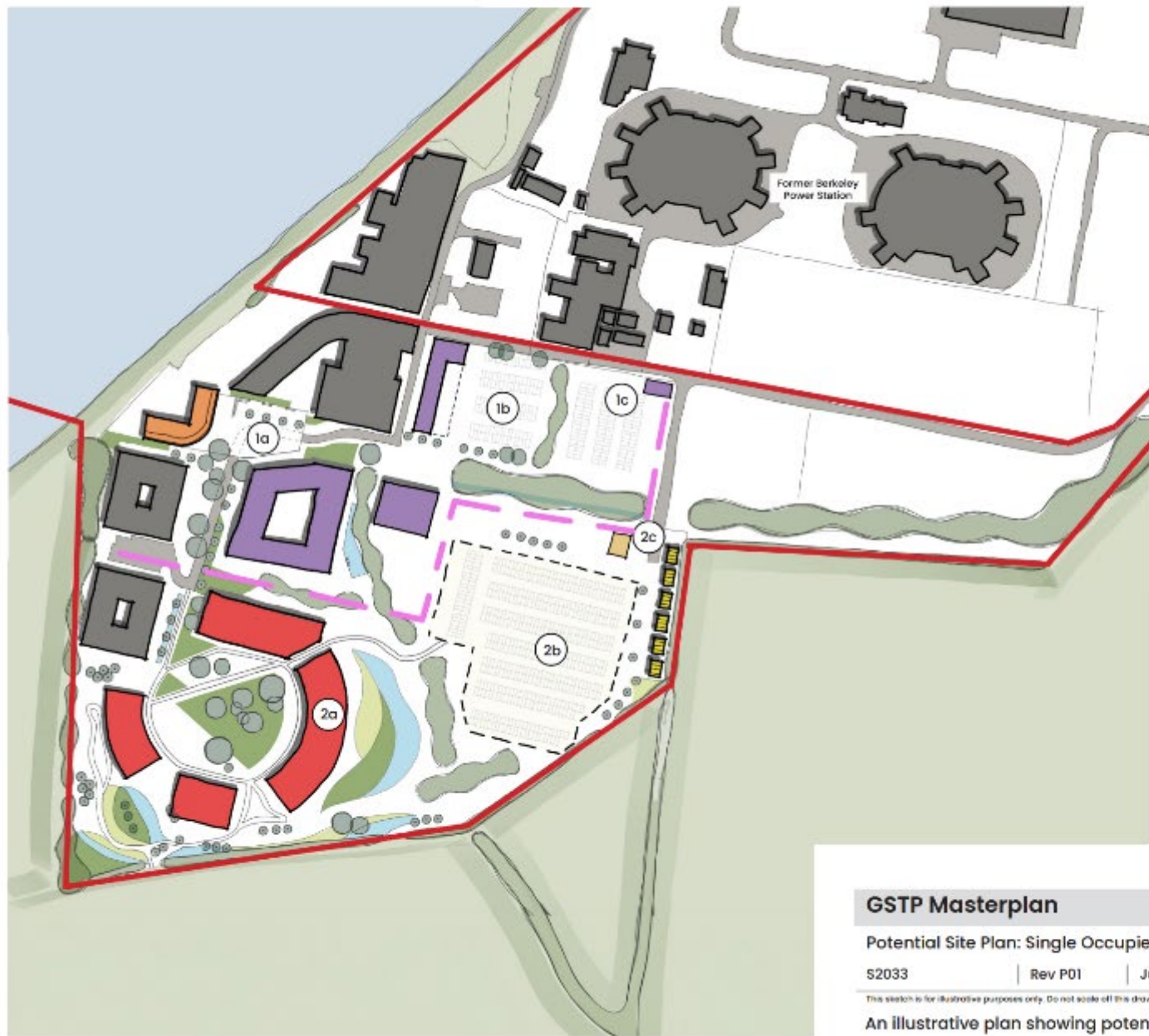
Potential Site Plan: Science & Technology

S2032 | Rev P01 | June 2023 | l@2500@A3

This sketch is for illustrative purposes only. Do not scale off this drawing.

An illustrative plan showing potential site configuration





### Key

- 1a Occupied for Education Use
- 1b Dedicated circa 200 space Car Park
- 1c Dedicated Entrance
- 2a Occupied for Science and Technology
- 2b Dedicated circa 500 Space Car Park
- 2c Dedicated Entrance
- SGS Ownership Boundary

### GSTP Masterplan

Potential Site Plan: Single Occupiers

S2033 | Rev P01 | June 2023 | l@2500@A3

This sketch is for illustrative purposes only. Do not scale off this drawing.

An illustrative plan showing potential site configuration



A large industrial building under construction. The structure features a prominent green steel frame with vertical columns and horizontal beams. A yellow overhead crane is mounted on the top beams, with a label that reads "5 TONNES" and "ELITE". The interior is filled with wooden formwork and scaffolding, indicating ongoing construction. Large windows are visible on the right side, and the overall scene is brightly lit.

**Contact - Pete Barrett -  
Group Property Manager**  
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**Tel- 07790350265**