

# A RANGE OF BRAND NEW INDUSTRIAL UNITS FROM 5,381 SQ FT (500 SQ M)

## **TO LET -**SPECULATIVE BUILD



### PRIME INDUSTRIAL LOCATION



**BRIDGWATER GATEWAY** is a new mixed-use commercial development set in 100 acres. The site's location is arguably one of the best in the region, overlooking Junction 24 of the M5 motorway. The scheme has been masterplanned to provide the following:

- Industrial space from 5,000 Sq Ft up to 300,000 Sq Ft.
- M Office space from 5,000 Sq Ft up to 32,000 Sq Ft.
- ★ A Hotel with up to 150 beds including conference facilities.
- **★** Retail.
- **★** Roadside.

### **INDUSTRIAL KEY FEATURES**

- Industrial units from 5,381 Sq Ft (500 Sq M).
- Ability to consolidate units to accommodate larger requirements.
- **★** Fast track delivery of buildings.
- Detailed planning permission in place.
- **★** Infrastructure on site and services on site.

### **SPECIFICATION:**

- Steel portal frame construction with insulated profiled steel cladding walls and roof, incorporating 10% translucent roof lights.
- Minimum 6m clear eaves height.
- Ground floor office content.
- ₩ WC facilities.

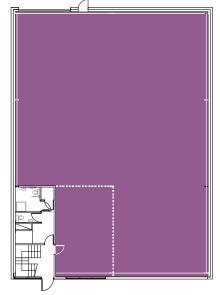
- ★ 30KN/Sq M ground floor loading.
- Full height electrically operated roller shutter loading doors: 9ft 9" (3m) wide x 11ft 3" (3.5m) high.
- ◀ 3 phase electricity.
- Main services capped off.

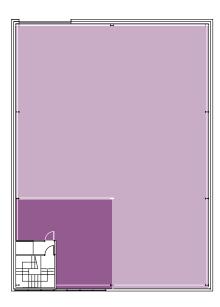
### **ACCOMMODATION**

Total Area	5,381 Sq Ft	500 Sq M
First Floor	753 Sq Ft	70 Sq M
Ground Floor	4,628 Sq Ft	430 Sq M



LOADING DOOR





Measured on a GIA basis GROUND FLOOR FIRST FLOOR

### WHY BRIDGWATER GATEWAY?

**A COUNCIL THAT IS KEEN TO PROMOTE EMPLOYMENT IN THE AREA** 





**Technical** college that supports loca industry



**EXPECTED LOCAL ECONOMY GROWTH BY 2030** 



**LABOUR - AVERAGE EARNINGS CONSISTENTLY** LOWER THAN UK LEVELS.

## 12MILES

### **EXCEPTIONAL TRANSPORT LINKS**



**Bristol** Birmingham London Exeter Cardiff

40 miles 130 miles 155 miles 42 miles

70 miles



**Bristol** Heathrow Exeter

27 miles 140 miles 38 miles



**Portbury** 34 miles Avonmouth 35 miles Southampton 90 miles



London

2 hr 35 mins Birmingham 2 hr 15 mins

### TO BRIDGWATER TOWN CENTRE





Route 21 every 30 minutes.



National Cycle Route 3



#### **TERMS**

Units are available by way of a new full repairing and insuring lease for a term of years to be agreed. (Larger units are available on a design and build basis from 10,000sq ft - 400,000sq ft.)

### VAT

Vat will be charged on the rent at the prevailing rate.

#### **VIEWING**

Please contact the sole agents for further information:

Tom.Watkins@colliers.com Tim.Davies@colliers.com



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### bridgwatergateway.com

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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