



TWO BRAND NEW
SELF-CONTAINED OFFICES
6,222 - 12,444 SQ FT
(578 - 1,156 SQ M)

HIGHLY
PROMINENT
PRE-LET
OPPORTUNITY



This is a Computer Generated Image and details may vary



A38 TO BRIDGWATER TOWN CENTRE

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:

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

OFFICE KEY FEATURES

- ❖ Self-contained offices from 6,222 sq ft (578 sq m) each.
 ❖ Fast track delivery of buildings.
- ❖ Ability to consolidate units to accommodate larger requirements.
 ❖ Detailed planning permission in place.
- ❖ Infrastructure on site and fibre optic connectivity.

SPECIFICATION:

The offices will be constructed in accordance with the following high quality base specification:

- ❖ Flexible/Efficient floor plates
- ❖ Steel frame with concrete floors.
- ❖ 1.5m planning grid and 2.8 floor to ceiling
- ❖ 150mm raised floors
- ❖ Air conditioning
- ❖ LED lighting
- ❖ Floor boxes 1:10 sq m
- ❖ Lift
- ❖ Shower facility
- ❖ Excellent parking – 69 spaces
- ❖ Electric car charging points
- ❖ Cycle parking
- ❖ Superb landscaped setting

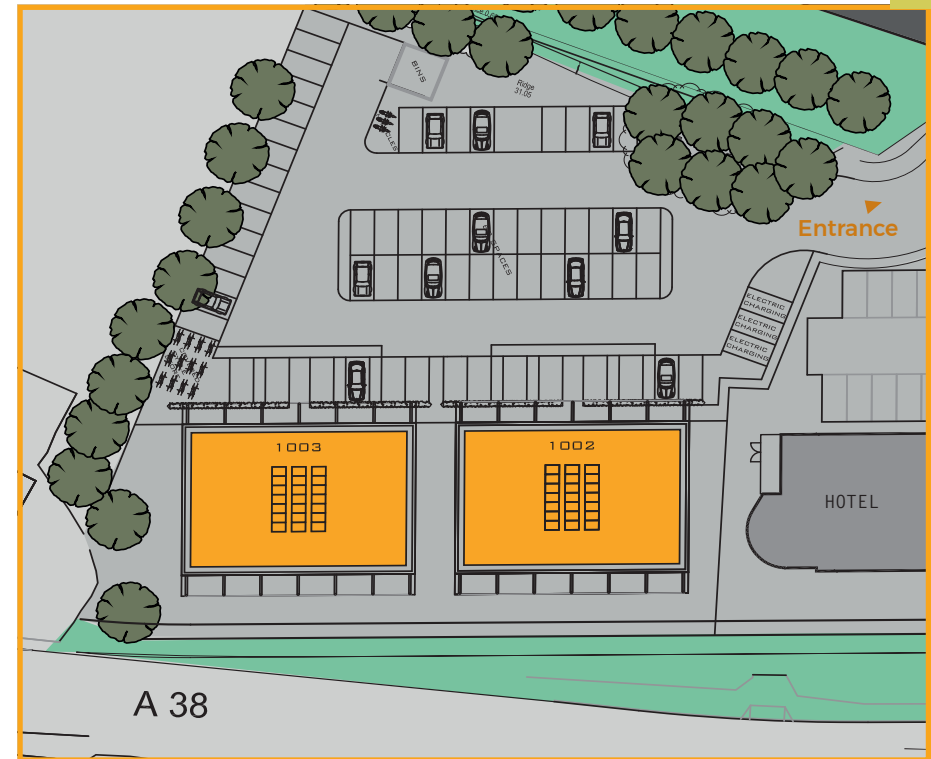
ACCOMMODATION

1002		
Ground Floor	3,111 Sq Ft	289 Sq M
First Floor	3,111 Sq Ft	289 Sq M
Total Area	6,222 Sq Ft	578 Sq M

1003		
Ground Floor	3,111 Sq Ft	289 Sq M
First Floor	3,111 Sq Ft	289 Sq M
Total Area	6,222 Sq Ft	578 Sq M

Overall Total	12,444 Sq ft	1,156 Sq M
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Measured on a NIA basis



Typical floor plan - Plan shows ground floor 1002

WHY BRIDGWATER GATEWAY?

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



Technical college that supports local industry

45%

EXPECTED LOCAL ECONOMY GROWTH BY 2030



LABOUR – AVERAGE EARNINGS CONSISTENTLY LOWER THAN UK LEVELS.

HINKLEY POINT C ONLY...

12MILES

EXCEPTIONAL TRANSPORT LINKS



Bristol	40 miles
Birmingham	130 miles
London	155 miles
Exeter	42 miles
Cardiff	70 miles



Bristol	27 miles
Heathrow	140 miles
Exeter	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



2 mile
level walk



Route 21
every 30 minutes.



12 minutes
National Cycle Route 3



TERMS

Offices can be built to suit occupier's requirements on a leasehold basis for a term to be agreed. Please contact the sole agents for further information.

VAT

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

VIEWING

Please contact the sole agents
for further information:

Alfie.Passingham@colliers.com
James.Preece@colliers.com

Colliers
INTERNATIONAL

0117 917 2000
www.colliers.com/uk

bridgewatergateway.com

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