



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

**AVAILABLE
FOR IMMEDIATE
OCCUPATION**



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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.
- ✔ 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.

1600 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.
- ✔ 12 car parking spaces per unit plus rear loading area.

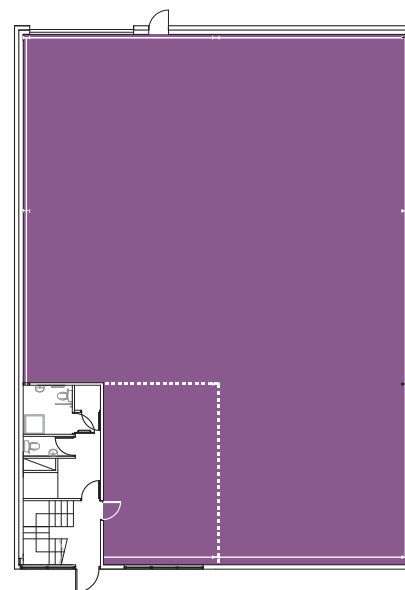
ACCOMMODATION

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

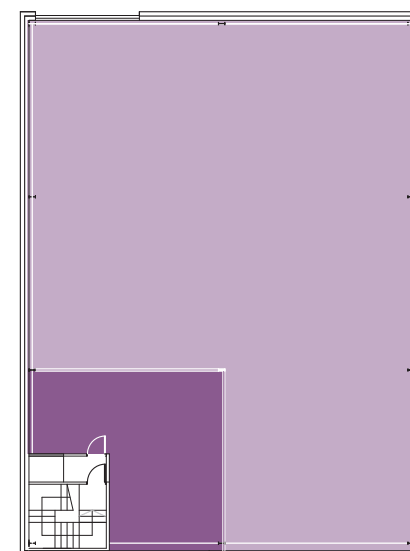
Measured on a GIA basis



LOADING DOOR



GROUND FLOOR



FIRST FLOOR

WHY BRIDGWATER GATEWAY?

A COUNCIL
THAT IS KEEN
TO PROMOTE
EMPLOYMENT
IN THE AREA

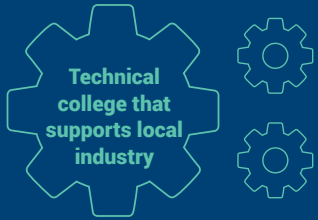


45%

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



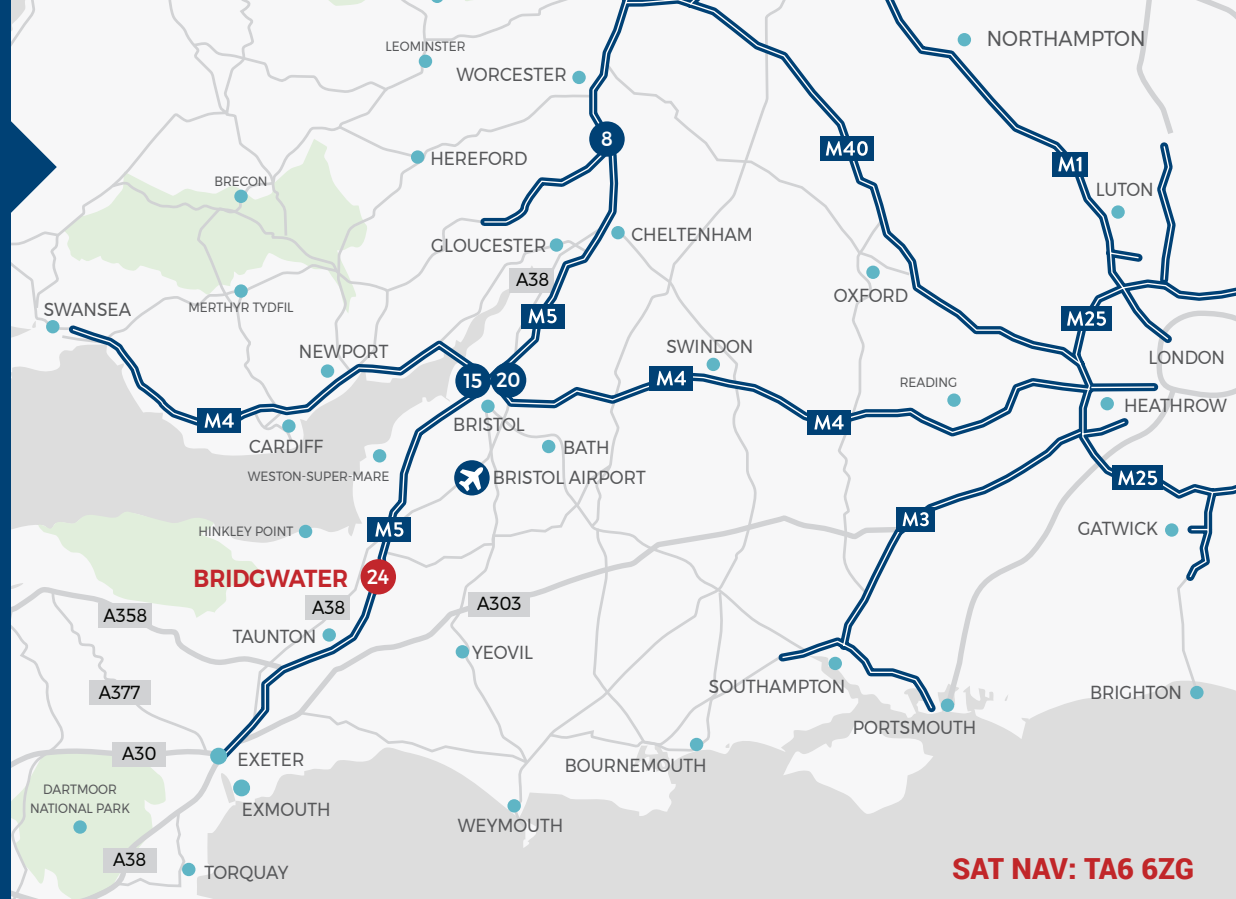
Route 21
every 30 minutes.



2 mile
level walk



12 minutes
National Cycle Route 3



SAT NAV: TA6 6ZG

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:



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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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