



THREE BRAND NEW  
SELF-CONTAINED OFFICES  
**9,333 - 27,999 SQ FT**  
**(867 - 2,601 SQ M)**

HIGH QUALITY  
GRADE - A  
**PRE-LET**  
OPPORTUNITY



# PRIME OFFICE LOCATION

M5 SOUTH TO EXETER

A38 TO TAUNTON



SEDGEMOOR AUCTION CENTRE

MARKETING SUITE

WHITE WILLOW PUBLIC HOUSE

ALBERT GOODMAN ACCOUNTANTS

ROADSIDE ROADSIDE



INDUSTRIAL

INDUSTRIAL

INDUSTRIAL

INDUSTRIAL

OFFICES

ROADSIDE

OFFICES

J24

TRAVEL LODGE

M5 NORTH TO BRISTOL

HINKLEY PARK & RIDE

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 9,333 Sq Ft (867 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:

- ▶ Three storey offices
- ▶ 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 facilities
- ▶ Excellent car parking - 186 spaces at a ratio of 1:151 Sq Ft
- ▶ Electric car charging points
- ▶ Cycle parking
- ▶ Superb landscaped setting

### ACCOMMODATION

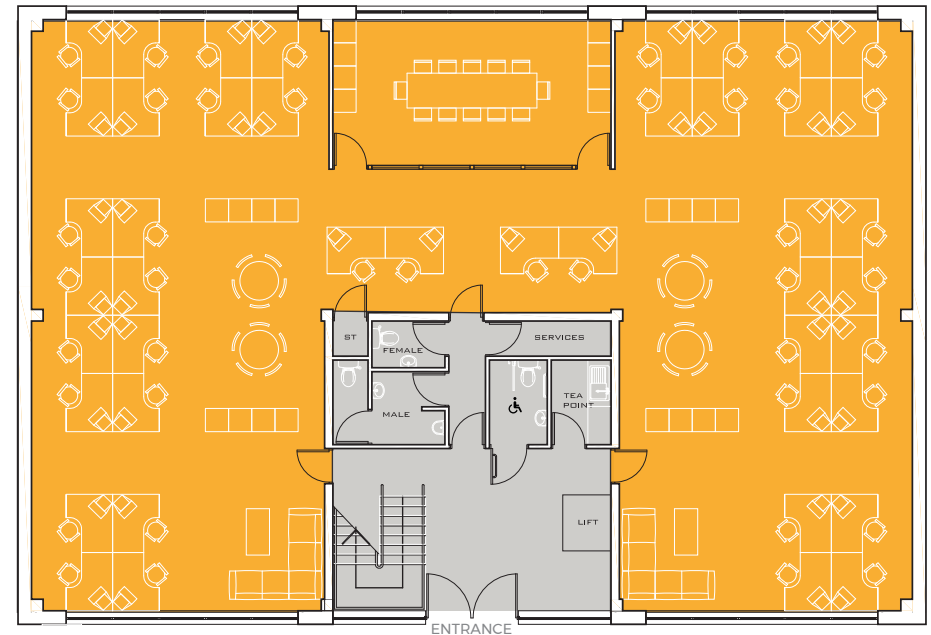
1501		
Ground Floor	3,111 Sq Ft	289 Sq M
First Floor	3,111 Sq Ft	289 Sq M
Second Floor	3,111 Sq Ft	289 Sq M
<b>Total Area</b>	<b>9,333 Sq Ft</b>	<b>867 Sq M</b>

1502		
Ground Floor	3,111 Sq Ft	289 Sq M
First Floor	3,111 Sq Ft	289 Sq M
Second Floor	3,111 Sq Ft	289 Sq M
<b>Total Area</b>	<b>9,333 Sq Ft</b>	<b>867 Sq M</b>

1503		
Ground Floor	3,111 Sq Ft	289 Sq M
First Floor	3,111 Sq Ft	289 Sq M
Second Floor	3,111 Sq Ft	289 Sq M
<b>Total Area</b>	<b>9,333 Sq Ft</b>	<b>867 Sq M</b>

Overall Total		
	<b>27,999 Sq ft</b>	<b>2,601 Sq M</b>

Measured on a NIA basis



Typical floor plan - Plan shows ground floor 1501

# 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...

# 12 MILES

## 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



### 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



0117 917 2000  
www.colliers.com/uk

[bridgwatgateway.com](http://bridgwatgateway.com)

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