



Weston Gateway Business Park

A DOWLAS UK LIMITED DEVELOPMENT PROJECT



Introduction

Weston Gateway Business Park is a superbly located major employment development site in Weston-super-Mare. This prestigious development benefits from the following:

- Fully serviced site
- All main access roads fully instated
- 40,000 sq ft company headquarters currently under construction and due for completion in Spring 2013
- Pub restaurant due to start construction in the Autumn of 2012 with completion in Spring 2013



"The Weston Gateway Business Park in North Somerset being developed by Dowlas UK Limited provides us with an excellent location, good transport and communication links and easily accessible local facilities"

Nick Horne

CEO, Knightstone Housing Association



From far left to right

Construction in progress;
Weston Gateway Business Park project
management team; the 'T4 On The Beach'
event at Weston-super-Mare;
Knightstone Island development

Location

Weston Gateway Business Park provides immediate access to the A370 which links the M5 to the centre of Weston-super-Mare. Junction 21 of the M5 provides access to the South West and to the entire national motorway network via the M4/M5 interchange within 25 minutes. Weston Gateway Business Park is adjacent to Worle Parkway mainline station providing regular services to Bristol (Temple Meads and Parkway), Cardiff, Taunton and London Paddington. Bristol International Airport is within 25 minutes drive offering daily flights to many major European cities.

Weston-super-Mare

Weston is located 20 miles south of Bristol and is a lively attractive coastal town with a strong and diverse business base. Over recent years this thriving town has benefitted from significant investments and award winning regeneration schemes such as:

- £30m Seafront enhancements
- £39m Grand Pier rebuild
- £11m Civic Pride Programme

Traffic improvements

In addition to these investments North Somerset Council have also announced a £5m scheme dedicated to improving traffic flow on the A370 Somerset Avenue (the road that leads onto Weston Gateway Business Park). Construction for these works should commence at the end of 2012.

Weston-super-Mare

Weston Gateway Business Park

Jn21 M5 Motorway





Weston Gateway site overview

Each plot on the Weston Gateway site has been carefully planned to ensure efficient use is made of the development land available. By taking an integrated approach to the site planning process, the following table shows the area we have allocated to each plot.

PLOT	Area in hectares	Area in acres
A	0.82ha.	2.03ac.
B	0.49ha.	1.21ac.
C	0.89ha.	2.20ac.
D	0.25ha.	0.62ac.
E	0.53ha.	1.31ac.
F	1.05ha.	2.59ac.
G	0.55ha.	1.36ac.

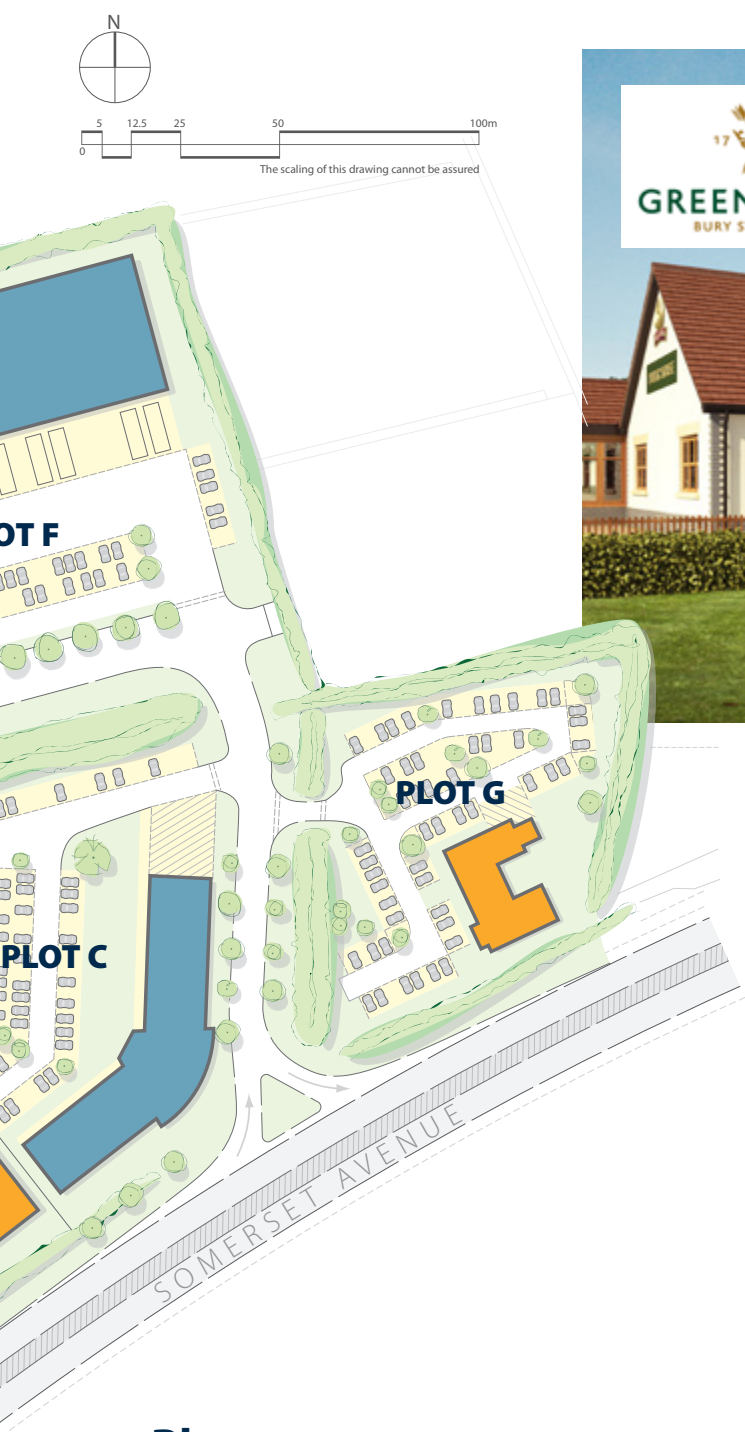


PLOT B

Illustration: Knightstone Housing Association HQ, currently under construction.



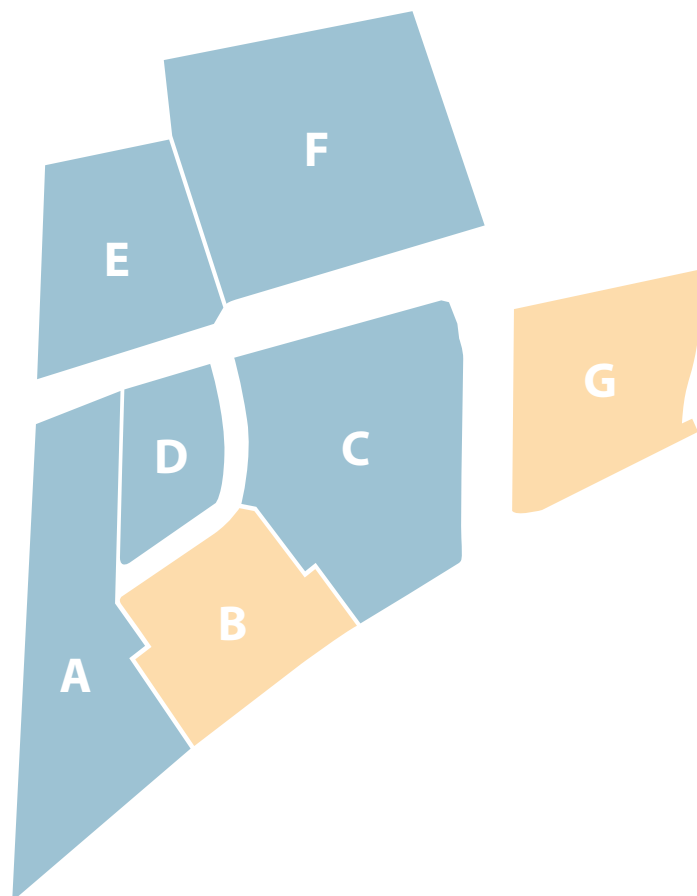
a Dowlas UK Limited development in Weston-super-Mare



Plot summary

All plots have secured outline planning permission for a variety of commercial and leisure uses, including hotel, office, light industrial and trade counter units.

Plots illustrated here are suggestions based on the outline planning permission granted.





Plot B Knightstone Housing Association

State-of-the-art 40,000 ft² company headquarters

Dowlas UK Limited has instructed works to commence at Weston Gateway Business Park for a brand new state-of-the-art headquarters office for Knightstone Housing Association. This prestigious site will house over 250 staff.

Comprising 40,000 square feet of net office space, the new office will be built over three floors with Knightstone occupying two floors by Spring 2013. As well as the new office space the building will also include training facilities, meeting rooms and informal spaces. The design will maximise natural light to create a pleasant and healthy working environment.

Good for the environment

The Knightstone building will go beyond the minimum building standards and will achieve a BREEAM rating of very good. To save on energy costs, PV solar energy panels will be placed on the south facing side of the roof. Orientated on an east west axis, south facing windows will be shaded from the summer sun by Brise Soleil aluminium louvers.

KNIGHTSTONE



"It's fantastic news that Knightstone has chosen to invest in a new 40,000ft² headquarter office. This is one of the largest office deals in the south west and also represents significant development progress within the Junction 21 Enterprise Area at Weston"



Jane Vivian

Senior Economic Development Officer
North Somerset Council

Plot G Greene King

Pub and brewing company proposal for new pub-restaurant

Leading pub retailer, Greene King, have successfully secured Plot G at the business park and hope to be open for business in 2013.





Site Information

Weston Gateway Business Park provides over 300 metres of frontage to the A370 Somerset Avenue. The Business Park has full outline planning granted for light industrial, commercial and mixed use units. All access roads have been fully laid right around the site up to the base openings ready for construction and occupation. The main foul sewer and mains water are already constructed with services installed.

Disposal Options and Tenure

Employment opportunities at Weston Gateway Business Park are available to the occupiers on the full range of tenure options including:

- Freehold land acquisition
- Freehold turn key buildings



Financial Proposals

Tailor-made financial proposals, based upon any of the disposal options referred to above, will be provided to occupiers on request.



Weston Gateway Business Park

For sales particulars and further information, please contact



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WESTON GATEWAY
STRATEGIC PARTNERSHIP
in association with



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Important notice

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

MARCH 2013