

Weston Gateway Business Park

A DOWLAS UK LIMITED DEVELOPMENT PROJECT



PDF
interactive



Weston's Premier Business Park

our vision

ALL ENQUIRIES

Lambert Smith Hampton **0117 926 6666** Hartnell Taylor Cook **0117 923 9234**

Weston Gateway Business Park at Junction 21 has been carefully planned and designed to meet the needs of a range of commercial organisations. Each plot is fully-serviced and includes the necessary infrastructure to ensure efficient timeframes for completion.

The recently completed Knightstone Housing Association Headquarters is now fully occupied and provides 40,000 sq ft of prime office space. This is a great example of realising an ambitious relocation project in a remarkably short space of time. We would be delighted to welcome you on-site to appreciate first-hand, the range of benefits that Weston Gateway could offer your business.

Opportunities are available for a range of tenure options, with a dedicated design and build team offering complete freehold, turnkey packages. Freehold land acquisition is also an option.

Gemma Day

DOWLAS UK LIMITED



TO ARRANGE A SITE VISIT PLEASE
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occupier benefits

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Knightsstone Housing Association Headquarters

High profile location

- Just off Junction 21 of the M5 motorway
- At the gateway to Weston and the newly established Junction 21 Enterprise Area zone
- Fronting onto the A370, Somerset Avenue

Commercial office space

- From 2,500 to 80,000 ft²
- **NOW AVAILABLE**
25,000 ft² office building with outline planning, sub-divided into individual suites

Industrial

- To suit both industrial and hybrid use
- 5,000 to 60,000 ft² now available
- Bespoke solutions, with a range of pre-designed schemes available to view

Alternative options

- Weston Gateway Business Park's superb location makes it an interesting proposition for a range of complementary uses, including:
 - Leisure
 - Nursery
 - Hotel
 - Healthcare



"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, Knightsstone Housing Association



Deliverable solutions

- An active site with a 40,000 ft² company headquarters now completed and occupied
- Business park roads are completed
- All utilities are connected including IT and telecoms
- An experienced development team in place and ready to help
- Subject to obtaining full planning consent for any new scheme there is nothing to stop the immediate commencement of development on site

Facilities for personnel

- Greene King family pub restaurant on site
- Close proximity to the local retail park including: Costa Coffee, Subway, Boots and Morrison's supermarket / petrol station

Easy access

- Within easy walking distance of Worle Parkway railway station and the park and ride scheme – with dedicated footpath links
- A cycle path route through the site with connections to the local area
- Located less than a half a mile from Junction 21 of the M5 motorway
- Within easy walking distance of a large pool of high quality housing
- Regular bus services

Weston Gateway location

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*Greene King
Pub Restaurant* **1**
FOOD/DRINK OUTLET
The Greene King pub and restaurant is now complete and conveniently located at the entrance to the business park. The facility provides a wonderful addition to Weston Gateway and the local area.
COMPLETED & NOW OPEN



communication links

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ROAD

WESTON GATEWAY BUSINESS PARK

Enjoys immediate access to the M5 via the A370 which links the M5 to the centre of Weston-super-Mare. As part of the rapidly growing **Junction 21 Enterprise Area**, Weston Gateway is situated in a convenient location alongside the M5. The M4/M5 motorway interchange, approximately 25 minutes drive – north of Junction 21, puts Wales, the M4 corridor and London, within easy reach.

JOURNEY TIMES (estimated minutes)		
DESTINATION	BY ROAD	BY RAIL
Bristol	33	20
Cardiff	60	90
Exeter	69	60
Gloucester	54	100
Bridgwater	33	30
London	165	140
Swindon	67	80

SOURCE: AA route planner

RAIL

WORLE PARKWAY MAIN LINE RAILWAY STATION

Located adjacent to the Weston Gateway Business Park and links Weston, via regular rail services to: Bristol Temple Meads, Bristol Parkway, Cardiff, Exeter, Taunton and London Paddington.

AIR

BRISTOL INTERNATIONAL AIRPORT

Roughly 25 minutes drive from Weston Gateway, operating daily flights to all major UK and European cities.



POST CODE REFERENCE **BS24 7JP**

For sales particulars or to arrange a site visit,
please contact our joint agents

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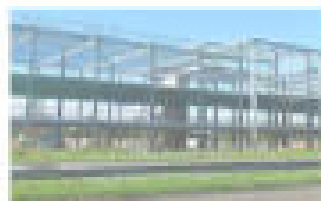
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WESTON GATEWAY LOCATION

Located at Junction 21 of the M5 motorway, Weston Gateway Business Park offers a high profile location for a wide range of occupiers – from smaller start-up businesses through to larger, commercial organisations. Please contact our joint agents to arrange a site visit.



why Weston-super-Mare?

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Weston-super-Mare is a lively, attractive coastal town, with a strong and diverse business base, located 20 miles south of Bristol. Its location, close to a major city, but surrounded by beautiful countryside, offers the opportunity to achieve an ideal work/life balance. Bordering Bristol to the east, Weston forms part of the 'Bristol and Bath' development region – a business powerhouse where innovation and success are part of the landscape. The area benefits from excellent transport links to the rest of the country and a highly skilled workforce close at hand, making North Somerset an ideal place to invest.

EDF have chosen nearby Hinkley Point as the location of the first nuclear power plant to be constructed in the UK for over 30 years. This £10bn project will undoubtedly bring a huge influx of participating companies, attracting further interest and investment – key drivers for increasing prosperity in the area.

The West of England Local Enterprise Partnership (LEP) has designated Junction 21 as an Enterprise Area for business growth and inward investment to support their ambitions for growth, investment and skills. The Enterprise Area is predicted to attract 95,000 jobs to the West of England by 2030.



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BUSINESS AND SKILLS

- 47% residents work in management, associate professional and technical occupations
- Between 7,900 and 8,200 businesses are based in North Somerset
- North Somerset has a higher rate of people with NVQ Level 4 and above, than the South West and England and Wales

EDUCATION

- Weston College has a University Campus and a Multiskills Centre offering a variety of courses, both academic and vocational
- New STEM (Science, Technology, Engineering and Mathematics) focused college opening in September 2014

HOUSING

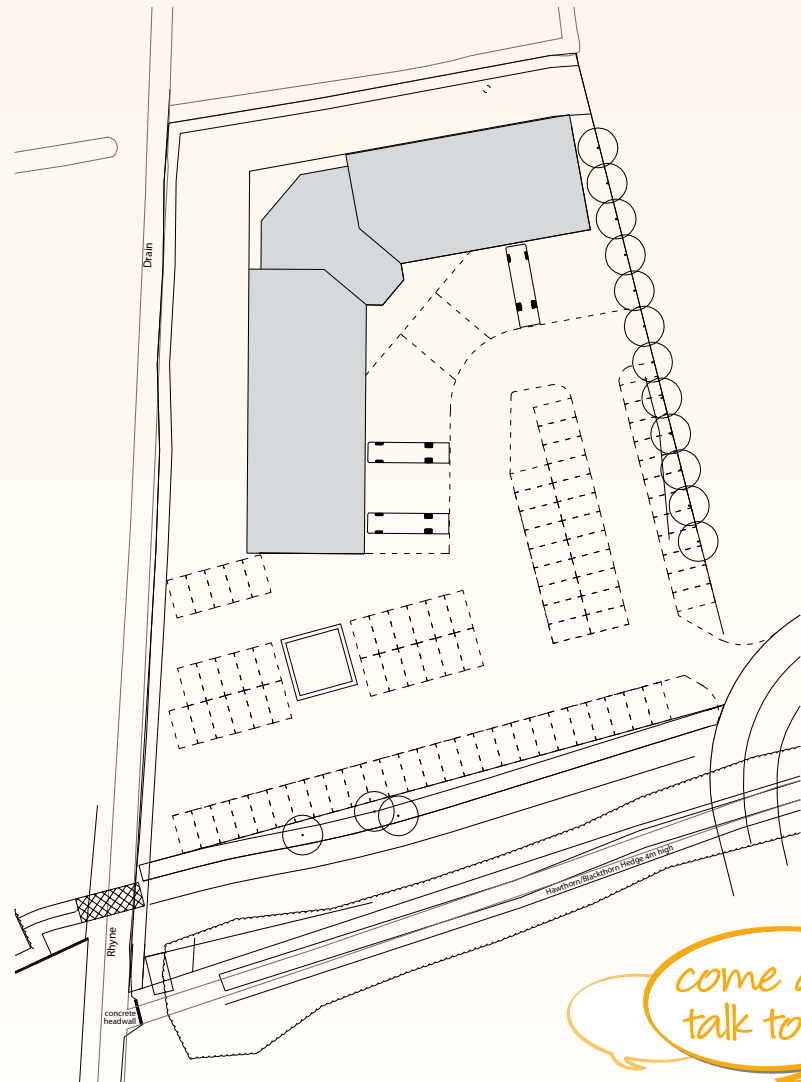
- North Somerset is the most affordable area within the Bristol City region. Average price of properties for sale in Weston is £176,483



industrial/hybrid use

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come and talk to us



ready to talk business?

Business Units

NOW AVAILABLE

5,000 to 60,000 ft² to suit industrial, office and hybrid uses. A range of schemes are available to view, please ask us for more details.

Weston Gateway Business Park has secured a wide range of planning consents which includes category B1 Industrial. The rearmost parts of the site would be suitable for high quality bespoke industrial or warehousing uses.

A series of business units providing industrial and hybrid space are planned to accommodate the needs of small and medium-sized local businesses.

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specialist uses

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Weston Gateway Business Park would welcome a wide range of alternative uses which could be suitable options for the Park, subject to planning – for example hotel, healthcare, nursery and leisure facilities.

The gateway plot onto the site is highly suitable for hotel use providing an opportunity to deliver a landmark building with unrivalled profile.

The proximity of housing and public transport makes the Park ideal for a range of healthcare and leisure uses.

We would be delighted to provide indicative plans to illustrate how your bespoke requirement can be accommodated on site. Suitable uses include:



HOTEL & CONFERENCE FACILITIES

- High profile convenient location
- Supporting both the local and wider business communities
- Great communication links – Worle Parkway railway station and the Park and Ride facility, provide easy access to the site

EDUCATION & RELATED USES

- Potential child care facilities to suit parents' career commitments
- Adult education and business training opportunities

HEALTH & LEISURE

- Busy professionals need easy access to leisure facilities
- Fitness and health suites could cater for both business park occupants and the local residents
- On-site healthcare, retail based or consultative (pharmacy, occupational health etc.)



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office space

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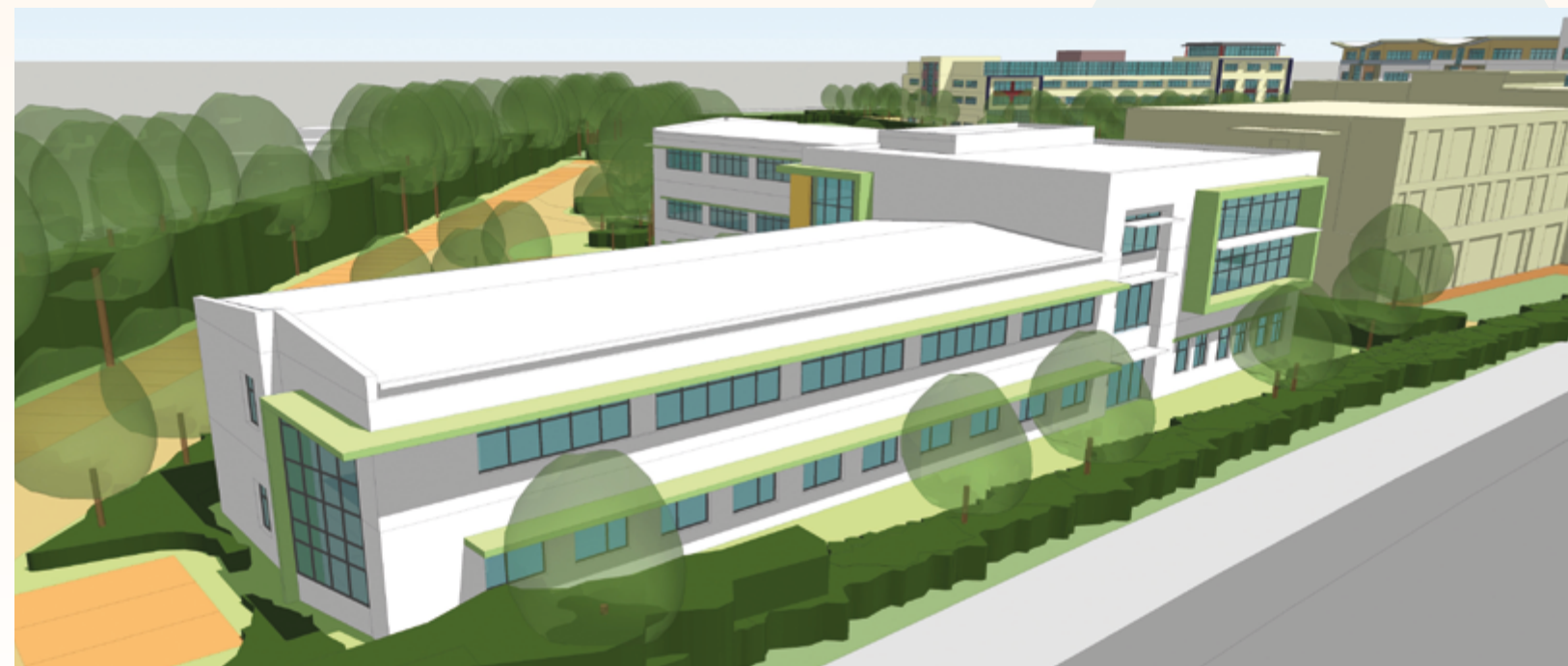
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Weston Gateway Business Park aims to be the location of choice for any business that requires a prime location within the M5 catchment.

Knightstone Housing Association have chosen the park for their new 40,000ft² company headquarters office building (see photo below right) which was completed and occupied in 2013. It comprises a state-of-the-art building offering a BREEAM rating of very good, including photovoltaic solar energy panels and brise-soleil aluminium louvers.

The park offers a range of solutions for commercial office occupiers – from design and build for buildings – to smaller build projects where suites can range from 2,500ft² upwards.

Requirements can be accommodated within a new 25,000ft² office which will have a prominent position at the front of the site, which has been designed in detail. Alternatively standalone or semi-detached business units will be available in a range of sizes.



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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.

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in north somerset**
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