Bridgwater
GATEWAY INDUSTRIAL
J24 M5 SOMERSET

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

TO LET - SPECULATIVE BUILD

This is a Computer Generated Image and details may vary.

bridgwatergateway.com

PRIME INDUSTRIAL LOCATION

This is a Computer Generated Image and details may vary.

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.

SPECIFICATION:

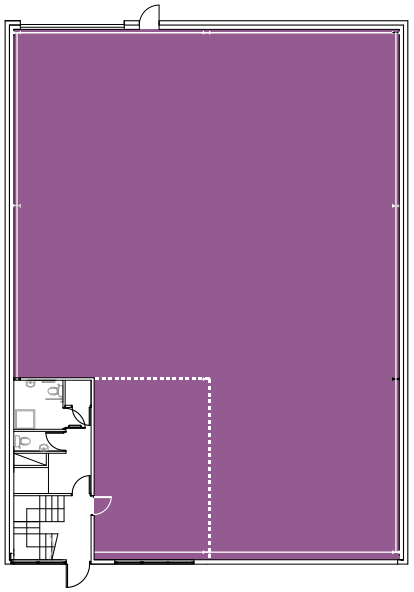
- Steel portal frame construction with insulated profiled steel cladding walls and roof, incorporating 10% translucent roof lights.
- Minimum 6m clear eaves height.
- Ground floor office content.
- WC facilities.
- 30KN/Sq M ground floor loading.
- Full height electrically operated roller shutter loading doors: 9ft 9" (3m) wide x 11ft 3" (3.5m) high.
- 3 phase electricity.
- Main services capped off.

ACCOMMODATION

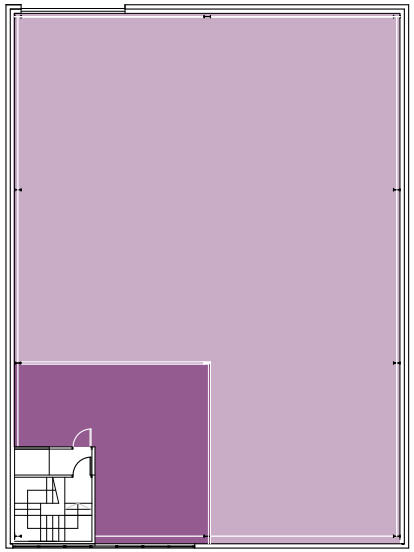
Ground Floor	4,628 Sq Ft	430 Sq M
First Floor	753 Sq Ft	70 Sq M
Total Area	**5,381 Sq Ft**	**500 Sq M**

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

Technical college that supports local industry

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 6DF

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:

Tom.Watkins@colliers.com
Tim.Davies@colliers.com

Colliers INTERNATIONAL
0117 917 2000
www.colliers.com/uk

bridgwatergateway.com

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.

This brochure has been printed on an FSC stock using vegetable inks and deliberately not laminated in order that it can be recycled.

www.kubiakcreative.com 172710 11/17