



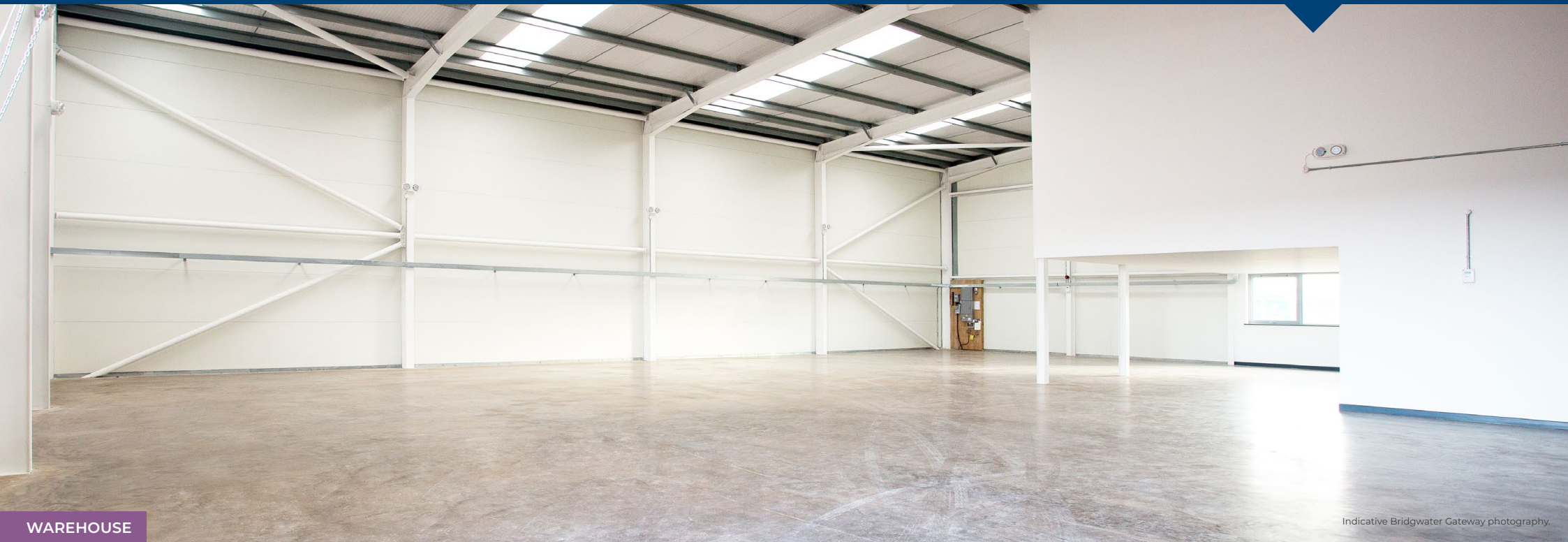
PHASE 2
A RANGE OF BRAND
NEW UNITS FROM
5,456 SQ FT (517.4 SQ M)

INFRASTRUCTURE COMPLETED,
SERVICES IN PLACE, READY TO
DEVELOP NOW

SPECULATIVE DEVELOPMENT
AVAILABLE TO OCCUPY Q3 2022



HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS



WAREHOUSE

Indicative Bridgwater Gateway photography.



YARD

Indicative Bridgwater Gateway photography.



OFFICES

Indicative Bridgwater Gateway photography.



COSTA COFFEE



PREMIER INN



PHASE 1 - FULLY LET

Photography shows built Bridgwater Gateway 1600 units.

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 master planned to provide the following:

- ✔ Industrial space up to 400,000 Sq Ft.
- ✔ Office space from 5,000 to 32,000 Sq Ft.
- ✔ Roadside.
- ✔ A variety of other uses planned.

INDUSTRIAL KEY FEATURES

- ✔ Detailed planning permission in place.
- ✔ Infrastructure already completed.
- ✔ Services completed to all plots.
- ✔ Fast track delivery of buildings.

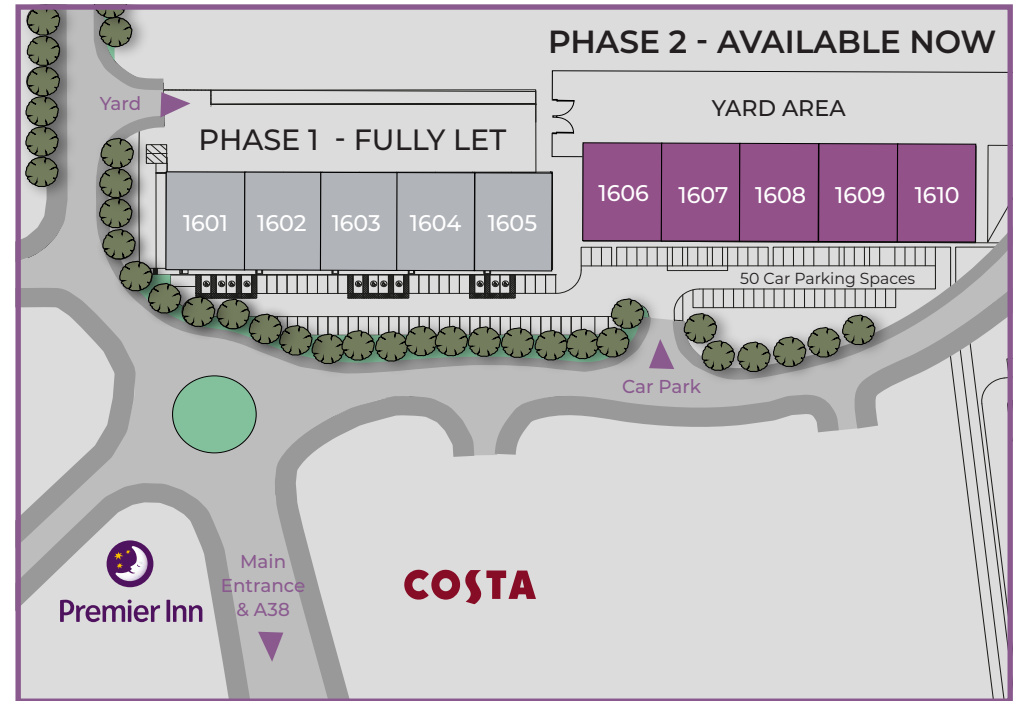
1606-1610 SPECIFICATION:

-  Steel portal frame construction with insulated steel cladding walls and roof with 10% translucent roof lights.
-  Full height electrical roller shutter loading doors: 9ft 9" (3m) wide x 11ft 3" (3.5m) high.
-  Minimum 6m clear eaves height.
-  3 phase electricity.
-  First floor office accommodation.
-  Main services capped off.
-  WC facilities.
-  10 car parking spaces per unit plus rear loading area.
-  30kN/Sq M ground floor loading.
-  CCTV on site.

UNIT ACCOMMODATION

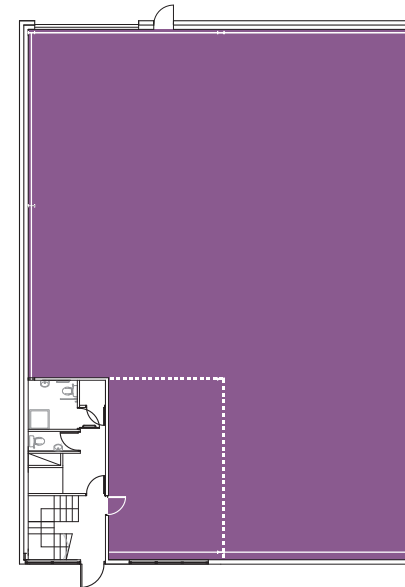
Unit	Ground Floor (SQ FT)	First Floor (SQ FT)	TOTAL (SQ FT)
1606	4,697	871	5,568
1607	4,675	871	5,546
1608	4,675	871	5,546
1609	4,675	871	5,546
1610	4,675	871	5,546

Measured on a GIA basis

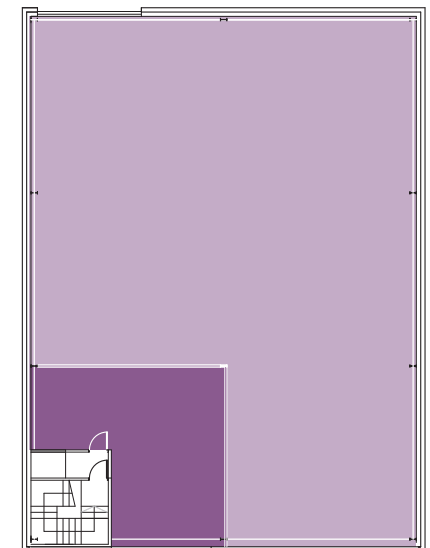


TYPICAL UNIT FLOORPLANS

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.

Technical college that supports local industry



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

Units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

Vat will be charged on the rent at the prevailing rate.

SERVICE CHARGE

Each tenant to pay a proportionate amount for the upkeep and maintenance of communal areas.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML.

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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