



DESIGN AND BUILD
OPPORTUNITIES UP TO
400,000 SQ FT (37,161 SQ M)

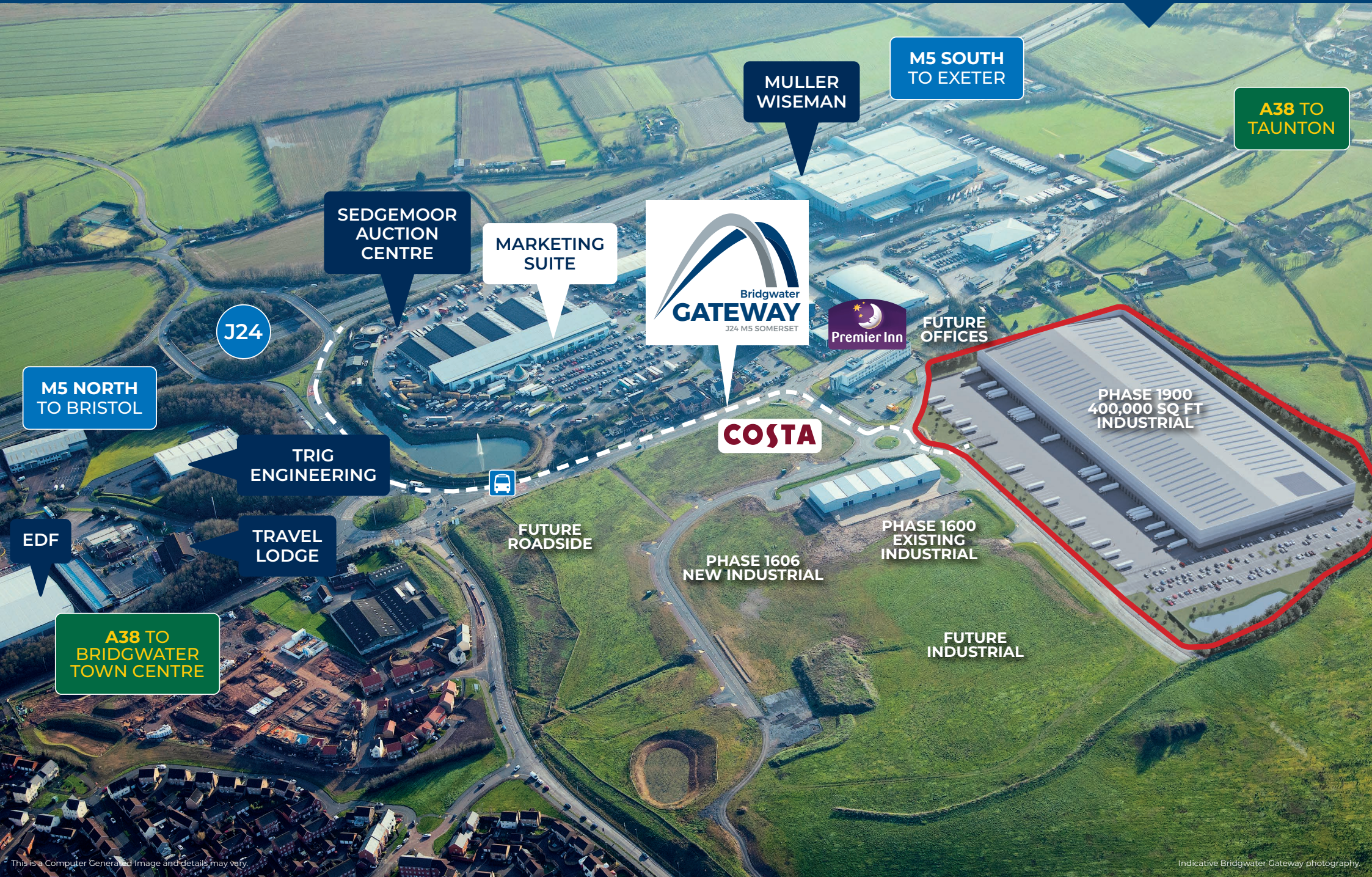
INFRASTRUCTURE COMPLETED,
SERVICES IN PLACE, READY TO
DEVELOP NOW

IMMEDIATE ACCESS TO JUNCTION 24 OF THE M5



This is a Computer Generated Image and details may vary.

PRIME INDUSTRIAL / DISTRIBUTION LOCATION



M5 SOUTH TO EXETER

A38 TO TAUNTON

MULLER WISEMAN



SEDGEMOOR AUCTION CENTRE

MARKETING SUITE



FUTURE OFFICES

J24

M5 NORTH TO BRISTOL

PHASE 1900
400,000 SQ FT
INDUSTRIAL

COSTA

TRIG ENGINEERING

PHASE 1600
EXISTING
INDUSTRIAL

FUTURE
ROADSIDE

PHASE 1606
NEW INDUSTRIAL

FUTURE
INDUSTRIAL

EDF

TRAVEL LODGE

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 master planned to provide the following:

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

INDUSTRIAL KEY FEATURES

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

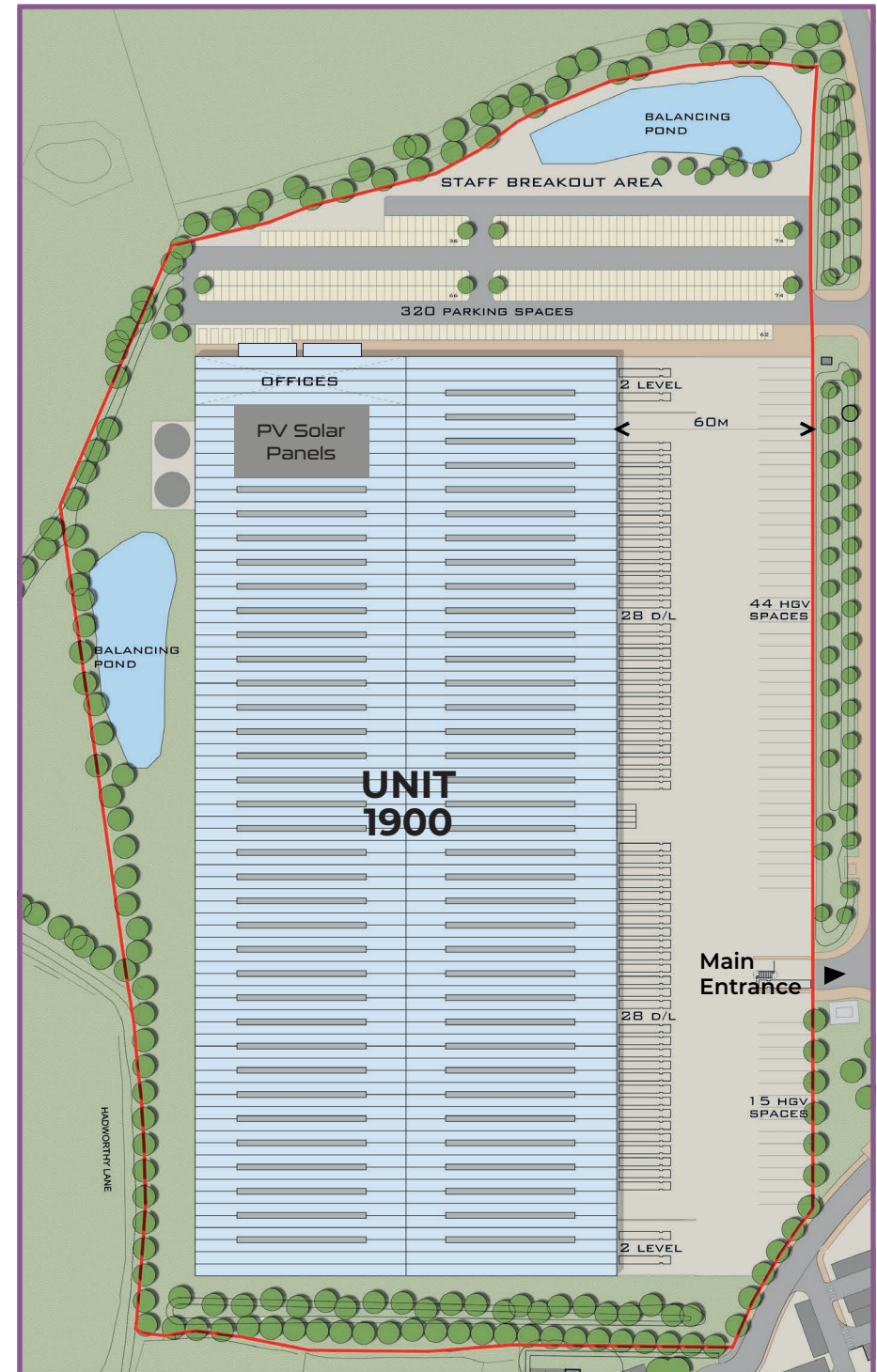
1900 SPECIFICATION:

- ✔ Steel portal frame construction with insulated profiled steel cladding walls and roof, incorporating 10% translucent roof lights.
- ✔ 50kN/m² ground floor loading.
- ✔ Minimum of 15m clear eaves height.
- ✔ 3 phase electricity.
- ✔ Ground and first floor offices.
- ✔ 56 dock level loading doors and 2 surface level loading doors.
- ✔ WC facilities and Wet Room Shower.
- ✔ 59 HGV spaces and 320 car parking spaces.
- ✔ 60m secure yard.
- ✔ PV solar panels and sustainable SUDS drainage system.
- ✔ Staff breakout area.

ACCOMMODATION

Warehouse	380,000 Sq Ft	35,303 Sq M
Offices	20,000 Sq Ft	1,858 Sq M
Total Area	400,000 Sq Ft	37,161 Sq M

Measured on a GIA basis



WHY BRIDGWATER GATEWAY?

A COUNCIL THAT IS KEEN TO PROMOTE EMPLOYMENT IN THE AREA

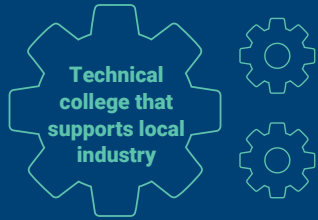


45%

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



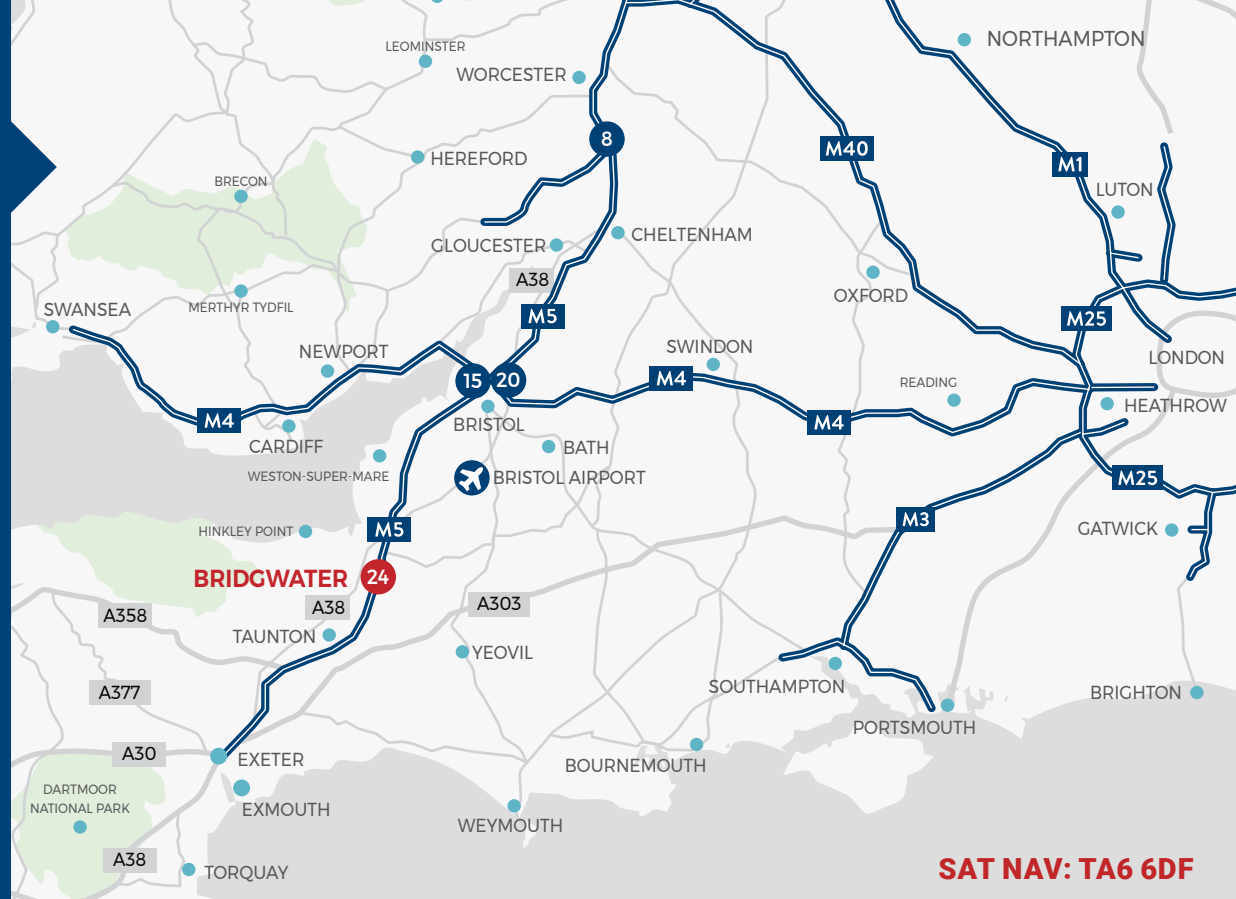
Route 21 every 30 minutes.



2 mile level walk



12 minutes National Cycle Route 3



TERMS

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.

VIEWING

Please contact the sole agents for further information:



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