



DESIGN AND BUILD  
OPPORTUNITIES AVAILABLE UP TO  
**300,000 SQ FT (27,800 SQ M)**

**PRE-LET -  
BESPOKE UNITS  
AVAILABLE**



# PRIME INDUSTRIAL LOCATION

M5 SOUTH  
TO EXETER

A38 TO  
TAUNTON



MULLER  
WISEMAN

MARKETING  
SUITE

SEDGEMOOR  
AUCTION  
CENTRE

OFFICES

INDUSTRIAL

INDUSTRIAL

ROADSIDE

ROADSIDE

INDUSTRIAL

INDUSTRIAL

OFFICES

ROADSIDE

OFFICES

J24

TRIG  
ENGINEERING

TRAVEL  
LODGE

M5 NORTH  
TO BRISTOL

HINKLEY  
PARK & RIDE

A38 TO  
BRIDGWATER  
TOWN CENTRE

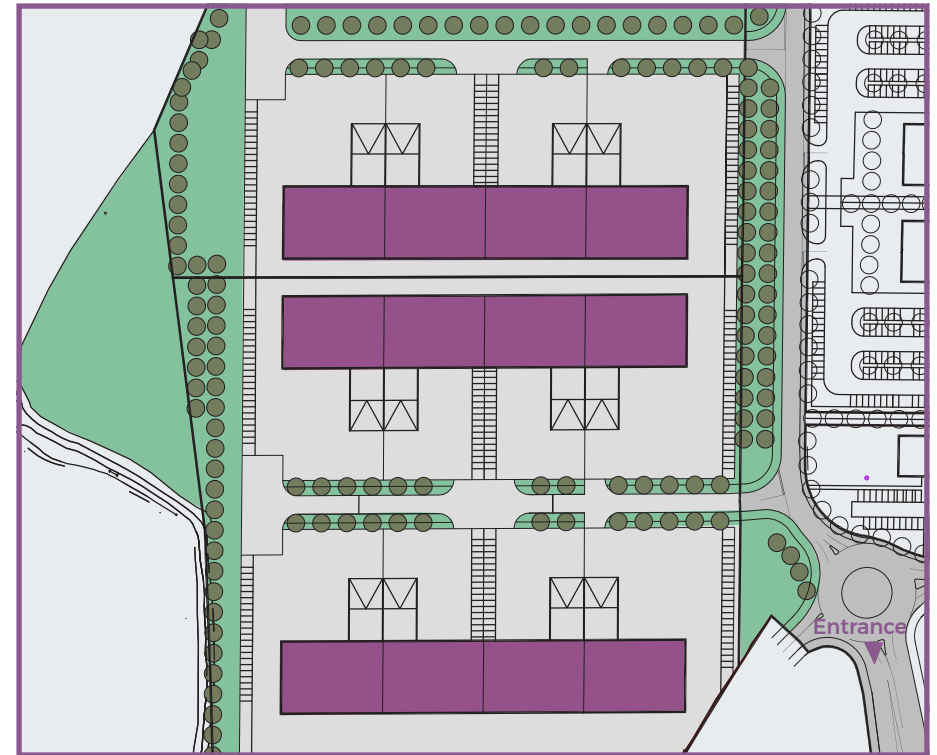
HERMES

**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

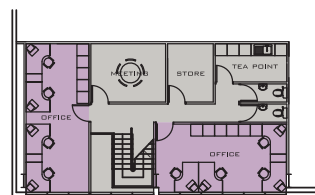
- ✦ Design and Build units from 10,000 Sq Ft (930 Sq M) up to 300,000 Sq Ft (27,800 Sq M).
- ✦ Detailed planning permission in place.
- ✦ Fast track delivery of buildings.
- ✦ Infrastructure on site and services on site.



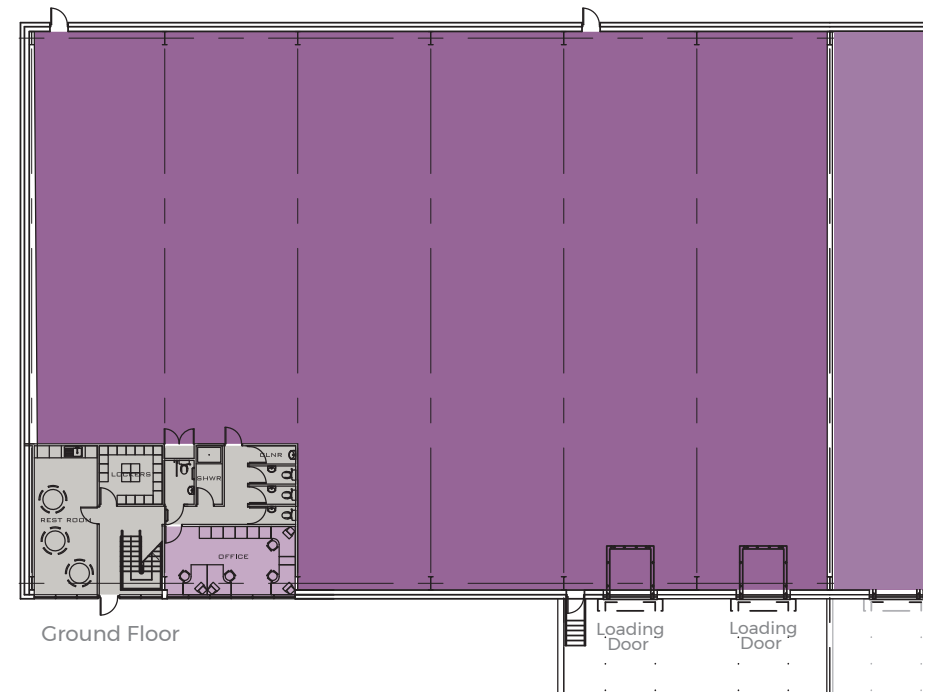
### SPECIFICATION:

Design and Build industrial/warehouse units are available. An example specification has been outlined below:

- ✦ Steel portal frame construction with insulated profiled steel cladding walls and roof, incorporating 10% translucent roof lights.
- ✦ 12m clear eaves.
- ✦ Ground and first floor office content.
- ✦ WC facilities.
- ✦ Surface and dock level loading doors.
- ✦ 3 phase electricity.
- ✦ Main services capped off.



First Floor



Ground 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.



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:

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



0117 917 2000  
www.colliers.com/uk

[bridgwatgateway.com](http://bridgwatgateway.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.

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