



THREE HIGH QUALITY
RETAIL UNITS
1,453 - 1,614 SQ FT
(135 - 150 SQ M)

PROMINENT
PRE-LET
OPPORTUNITIES



PRIME ROADSIDE LOCATION



**A38 TO
TAUNTON**

**M5 SOUTH
TO EXETER**



**MARKETING
SUITE**

**WHITE
WILLOW
PUBLIC
HOUSE**

**SEDGEMOOR
AUCTION
CENTRE**

**ALBERT GOODMAN
ACCOUNTANTS**



INDUSTRIAL

INDUSTRIAL

ROADSIDE

OFFICES

ROADSIDE

INDUSTRIAL

INDUSTRIAL

OFFICES

J24

**TRAVEL
LODGE**

**M5 NORTH
TO BRISTOL**

**HINKLEY
PARK & RIDE**

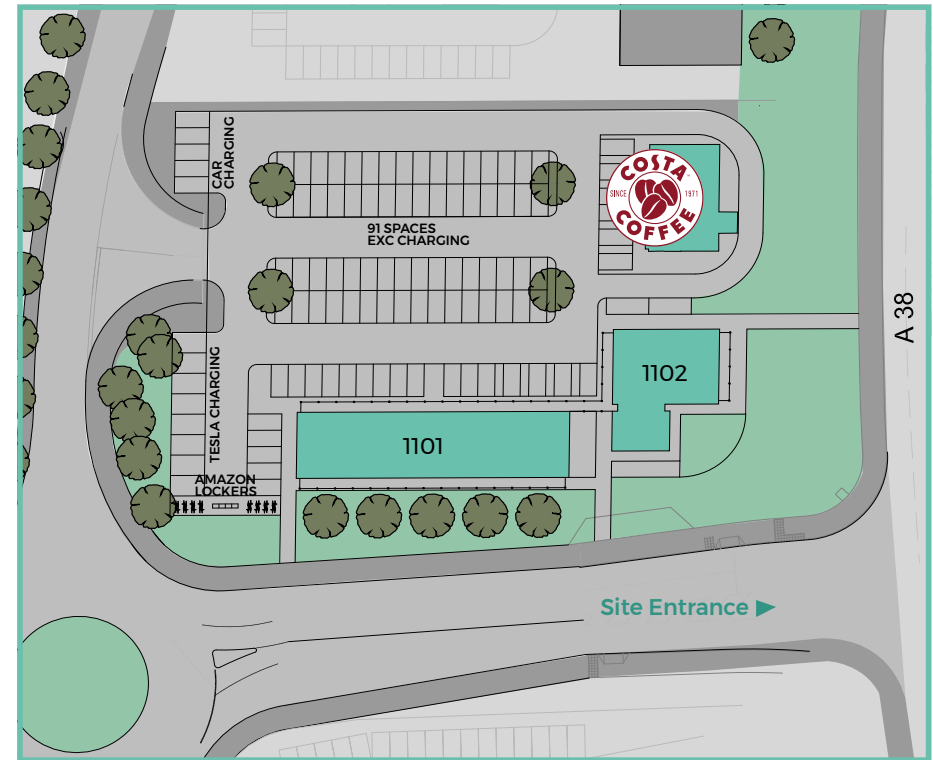
**A38 TO
BRIDGWATER
TOWN CENTRE**

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 masterplanned to provide the following:

- ⌘ A Hotel with up to 150 beds including conference facilities
- ⌘ Office space from 5,000 Sq Ft up to 32,000 Sq Ft
- ⌘ Retail
- ⌘ Industrial space from 5,000 Sq Ft up to 300,000 Sq Ft
- ⌘ Roadside

KEY FEATURES

- ⌘ Retail units from 1,453 - 1,614 sq ft (135 - 150 sq m)
- ⌘ First floor office space from 1,528 - 1,582 sq ft (142 - 147 sq m)
- ⌘ 91 car parking spaces
- ⌘ Fast track delivery of buildings
- ⌘ Detailed planning permission in place
- ⌘ Infrastructure on site and fibre optic connectivity



RETAIL SPECIFICATION:

- ⌘ Retail units finished to a shell and core specification with fully glazed frontages

OFFICE SPECIFICATION:

The offices will be constructed in accordance with the following high quality base specification:

- ⌘ Flexible/Efficient floor plates
- ⌘ Air conditioning
- ⌘ LED lighting
- ⌘ Lift
- ⌘ Shower facility
- ⌘ Electric car charging points
- ⌘ Cycle parking

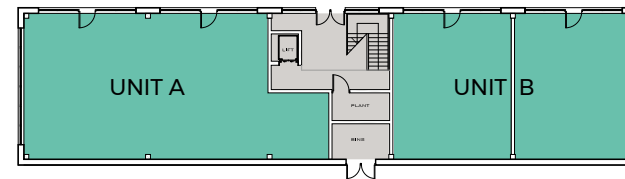
ACCOMMODATION

1101		
A - Ground Retail	1,453 Sq Ft	135 Sq M
B - Ground Retail	1,614 Sq Ft	150 Sq M
D - Office F/Floor	1,528 Sq Ft	142 Sq M
E - Office F/Floor	1,528 Sq Ft	142 Sq M
Total Area	6,123 Sq Ft	569 Sq M

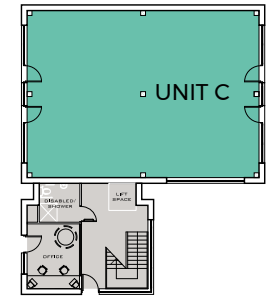
1102		
C - Ground Retail	1,582 Sq Ft	147 Sq M
F - Office F/Floor	1,582 Sq Ft	147 Sq M
Total Area	3,164 Sq Ft	294 Sq M

Overall Total	9,287 Sq ft	863 Sq M
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Measured on a NIA basis



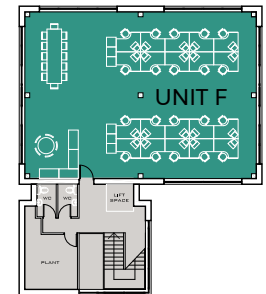
1101 GROUND FLOOR RETAIL



1102 GROUND FLOOR RETAIL



1101 FIRST FLOOR OFFICES



1102 FIRST FLOOR OFFICES

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

The buildings are available by way of new leases for a term to be agreed. Please contact the sole agents for further information.

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
Alfie.Passingham@colliers.com



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www.colliers.com/uk

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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