Bridgwater GATEWAY

J24 M5 SOMERSET

THE EVOLUTION OF OCCUPIER-LED INDUSTRIAL SPACE

DETACHED UNIT WITH SECURE YARD

UNIT 2 COMPASS AVENUE 12,000 sq ft



BEST IN CLASS UNIT

FINAL UNIT REMAINING

This is a computer generated image and details may vary.

- NEW BUILD EPC A+ INDUSTRIAL UNIT ✓
- SOLAR PANELS & EV CHARGING ✓
- SECURE YARD AND DEDICATED CAR PARK ✓
- LOCAL AMENITIES ON DOORSTEP ✓
- INSTANT MOTORWAY ACCESS ✓

bridgwatergateway.com

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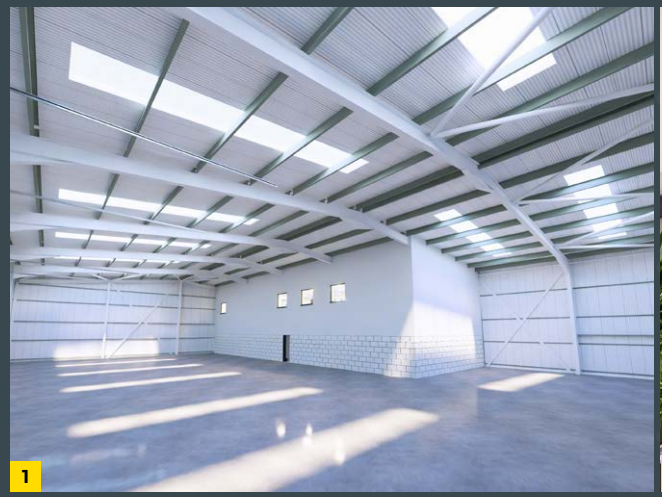
BEST-IN-CLASS SPECIFICATION





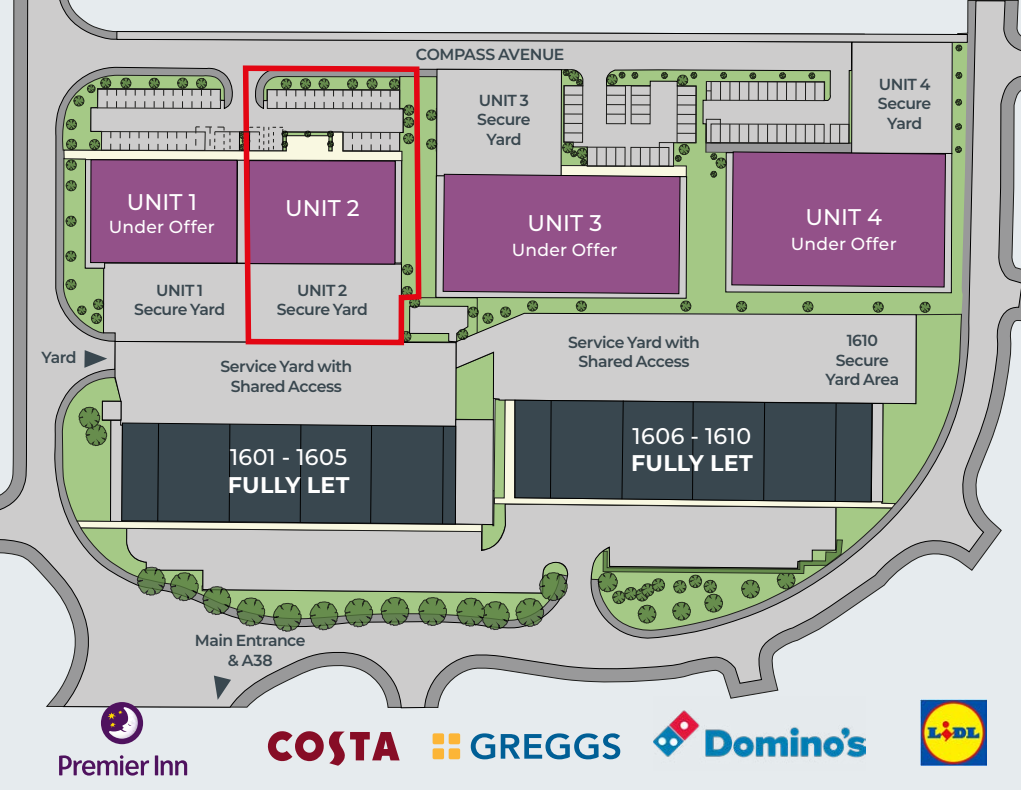




1. OPEN PLAN WAREHOUSE
2. FULL HEIGHT RECEPTION
3. SECURE REAR YARD
4. FIRST FLOOR OFFICE

Images above are computer generated images – details may vary.

- MINIMUM 6M CLEAR EAVES HEIGHT
- FIRST FLOOR OFFICE ACCOMMODATION
- CANTEEN AND BREAKOUT SPACE
- 2 X LEVEL ACCESS DOORS
- 22 CAR PARKING SPACES
- INDIVIDUAL SECURE YARDS
- EPC A+ (TARGET)
- SOLAR PV INSTALLED
- EV CAR CHARGING





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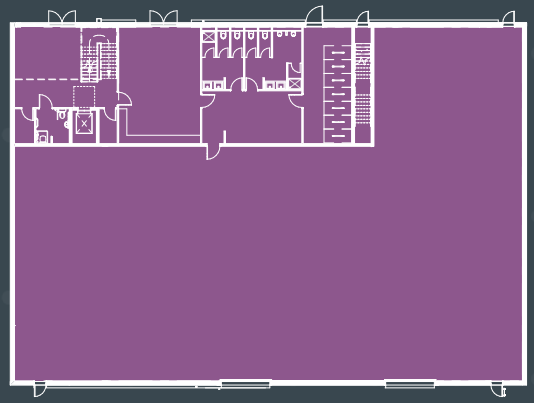
SETTING A NEW BENCHMARK

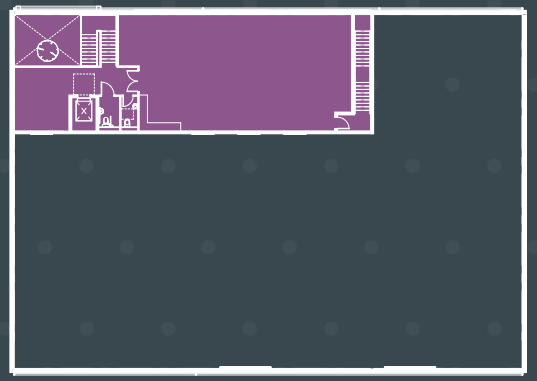
The 12,000 sqft detached unit benefits from a specification far beyond what would normally be associated with a unit of this size as our intelligent occupier focussed design incorporates staff wellness as well as health and safety at it's heart.

UNIT 2 COMPASS AVENUE

Ground Floor



First Floor



	SQ FT
Ground Floor	10,000
First Floor	2,000
Total	**12,000**

BridgwaterGATEWAY

BUILDING A SUSTAINABLE ENVIRONMENT

FROM HIGH EFFICIENCY BUILDINGS TO CYCLESWAYS WE ARE BUILDING FOR THE NEXT GENERATION

KEY BENEFITS

- Units designed to EPC A+
- Enhanced landscaping on site
- Estate lighting
- Sustainable drainage
- Secure cycle parking
- EV Charging
- Estate CCTV
- On Site Facilities
- On Site Hotel









THE MASTERPLAN

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 and is 'Ready to Go' offering:

- Industrial space up to 400,000 Sq Ft.
- Office space from 5,000 to 32,000 Sq Ft.
- Roadside options available.
- A variety of other uses planned.
- Detailed planning permission in place.
- Services completed to all plots.



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J24 M5 SOMERSET

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. NOVEMBER 2026

www.kubiakcreative.com 267281 11/26

TRAVEL TIMES FROM JUNCTION 24, M5

Bristol	40 miles
Exeter	42 miles
Cardiff	70 miles
Birmingham	130 miles
London	155 miles

Birmingham	2 hr 15 mins
London	2 hr 35 mins

Bristol	27 miles
Exeter	38 miles
Heathrow	140 miles

Portbury	34 miles
Avonmouth	35 miles
Southampton	90 miles

TRAVEL TIMES TO BRIDGWATER TOWN CENTRE

Route 21
Every 30 minutes
Bus stop at entrance to site

12 minutes
National Cycle Route 3

2 mile
Level walk to Town Centre

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THE GATEWAY TO SUCCESS

LOCATED 0.5 MILES FROM JUNCTION 24 OF THE M5 MOTORWAY

SAT NAV: TA6 6ZG ///CALLS.MIXED.UNIT

