



UNIT 3 & 4 COMPASS AVENUE

BRAND NEW DETACHED UNIT WITH SECURE YARD

UNIT 3: 20,450 sq ft **UNIT 4:** 20,450 sq ft



EPC A+, SOLAR
PANELS & EV
CHARGING



NEW BUILD
INDUSTRIAL UNITS



INSTANT
MOTORWAY ACCESS



LOCAL AMENITIES
ON DOORSTEP



SUSTAINABLE
DEVELOPMENT



bridgwatgateway.com

Bridgwater **GATEWAY**

WORKSPACE BUILT AROUND YOU



1. OPEN PLAN WAREHOUSE*
3. FIRST FLOOR OFFICE*

2. FULL HEIGHT ROLLER SHUTTER*
4. 1605 ENTRANCE*

*Images above show adjacent
1600 development



**MINIMUM 6M CLEAR
EAVES HEIGHT**



**FIRST FLOOR OFFICE
ACCOMMODATION**



**20 CAR PARKING
SPACES PER UNIT**



**INDIVIDUAL
SECURE YARDS**



**EPC A+
(TARGET)**



**SOLAR PV
INSTALLED**



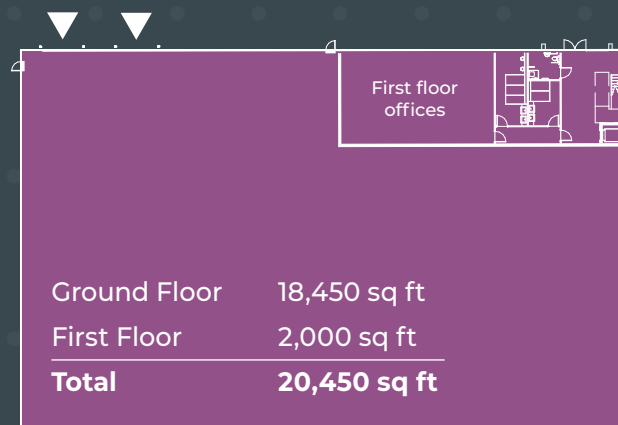
**EV CAR
CHARGING**



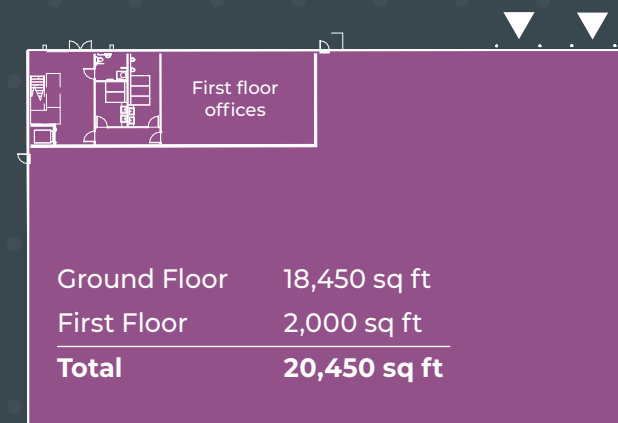
Bridgwater **GATEWAY**

OPEN FOR BUSINESS

UNIT 3 COMPASS AVENUE



UNIT 4 COMPASS AVENUE



This is a computer generated image and details may vary.

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

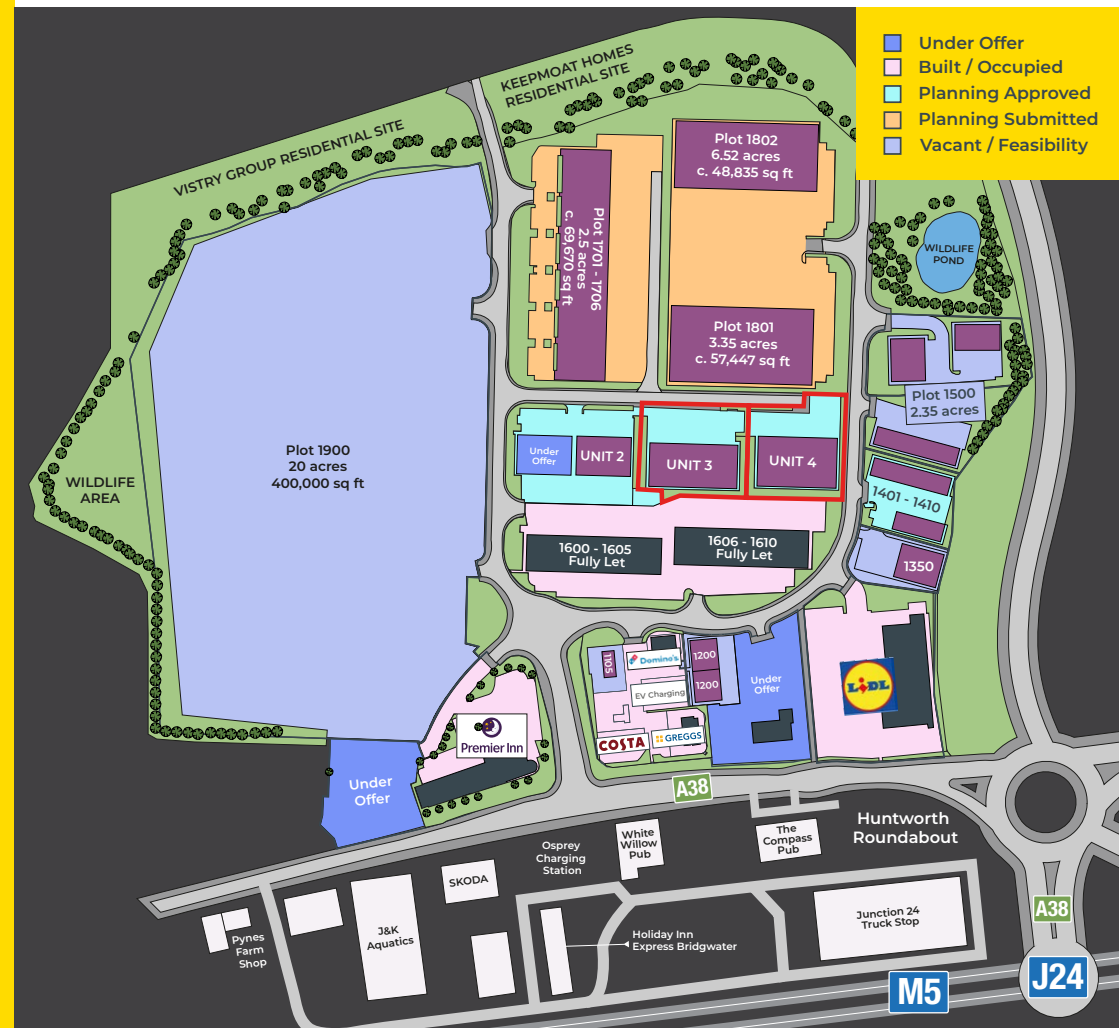


THE MASTERPLAN

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.





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. SEPTEMBER 2026
 www.kubiakcreative.com 266999 09/26

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

Bridgwater **GATEWAY**

THE GATEWAY TO SUCCESS

**LOCATED 0.5 MILES FROM JUNCTION 24
OF THE M5 MOTORWAY**

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

