



1401 - 1410

10 SUSTAINABLE NET ZERO
INDUSTRIAL BUSINESS UNITS
FROM 1,485 SQFT (138 SQM)



READY TO OCCUPY 2026



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EPC A+ (NET ZERO)



INSTANT
MOTORWAY ACCESS



NEW BUILD
INDUSTRIAL UNITS



SOLAR PANELS
& EV CHARGING



LOCAL AMENITIES
ON DOORSTEP



SUSTAINABLE
DEVELOPMENT



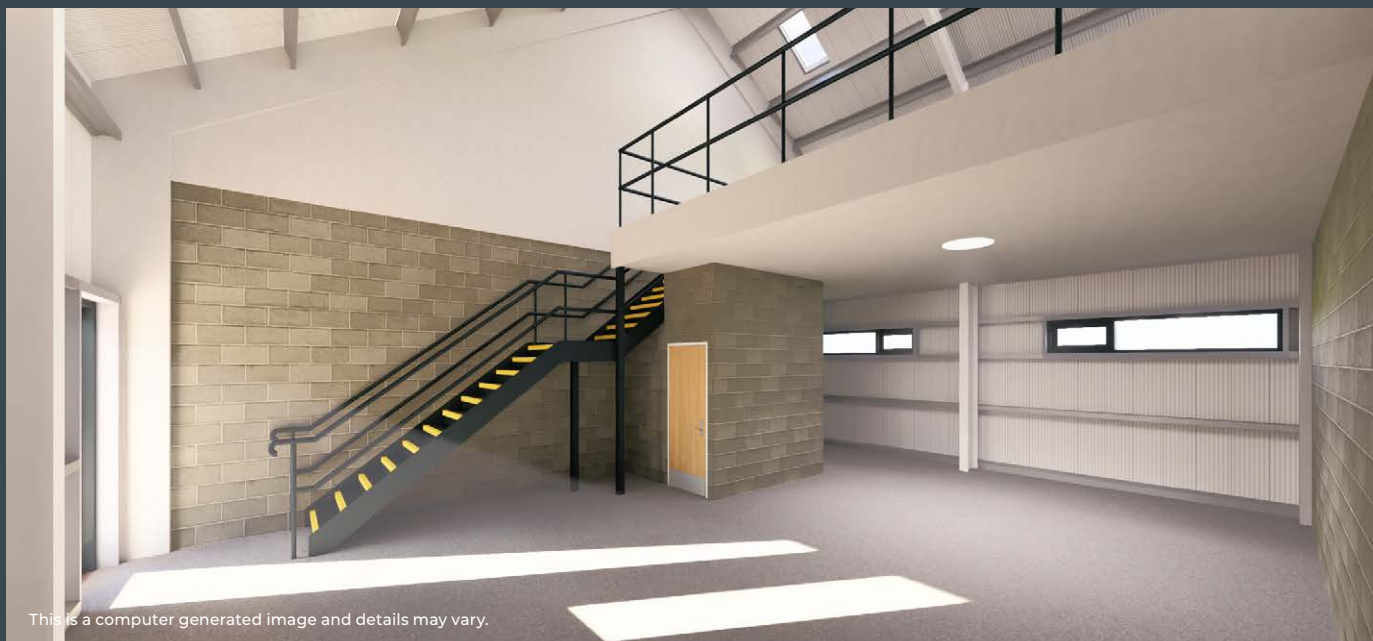
bridgwatgateway.com

Bridgwater **GATEWAY**

WORKSPACE BUILT AROUND YOU



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FLEXIBLE MULTIFUNCTIONAL UNITS BENEFITTING FROM:

- EPC A+ (net zero)
- Intelligent Building Design
- Photovoltaic Solar Panels
- Solar Battery System
- Electric Vehicle Charging
- Internal Height from 4m to 7.8m
- Mezzanine Area Installed (3m clear under mezzanines)
- Disabled WC Wet Room with Shower Ready Capability
- Electric Roller Shutter Loading Door
- High performance insulated cladding & roof materials
- Low energy LED lighting
- Roof lights including natural lighting
- Office windows to provide natural lighting & ventilation
- Low air permeability design



NO INSTALLATION
COSTS



UNITS DESIGNED
TO EPC A+



EV CAR AND
VAN CHARGING



INDIVIDUAL UNIT
SOLAR PANELS



£ BACK FROM
THE NATIONAL GRID



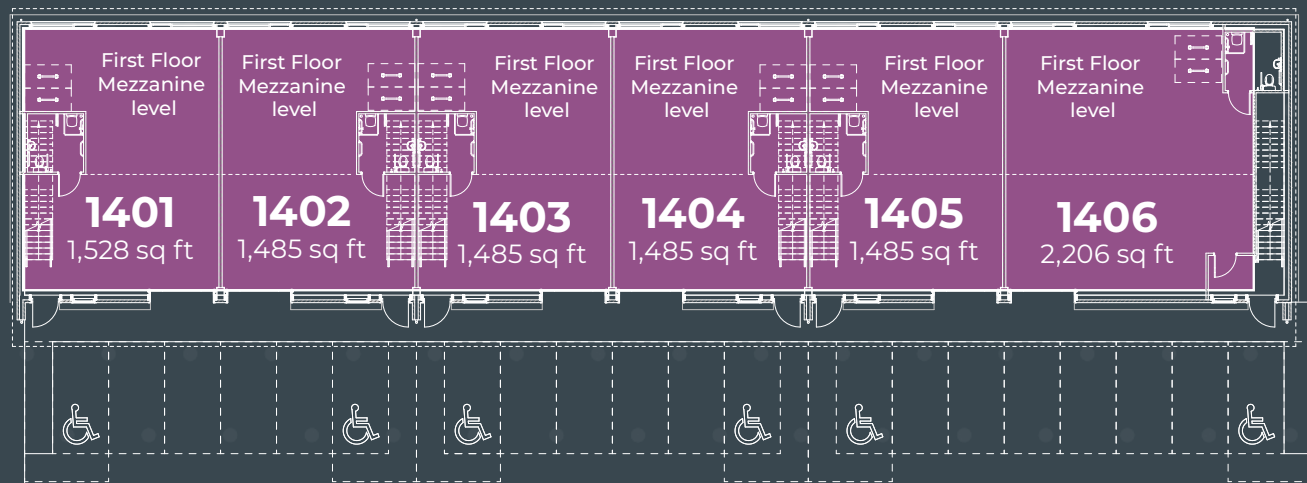
= EQUALS SURPLUS
£ FOR YOUR BUSINESS



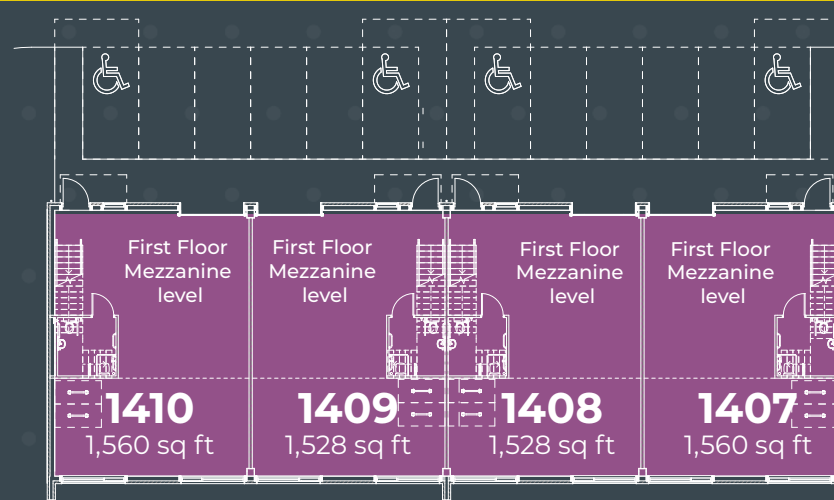
BridgwaterGATEWAY

OPEN FOR BUSINESS

BLOCK 1



BLOCK 2



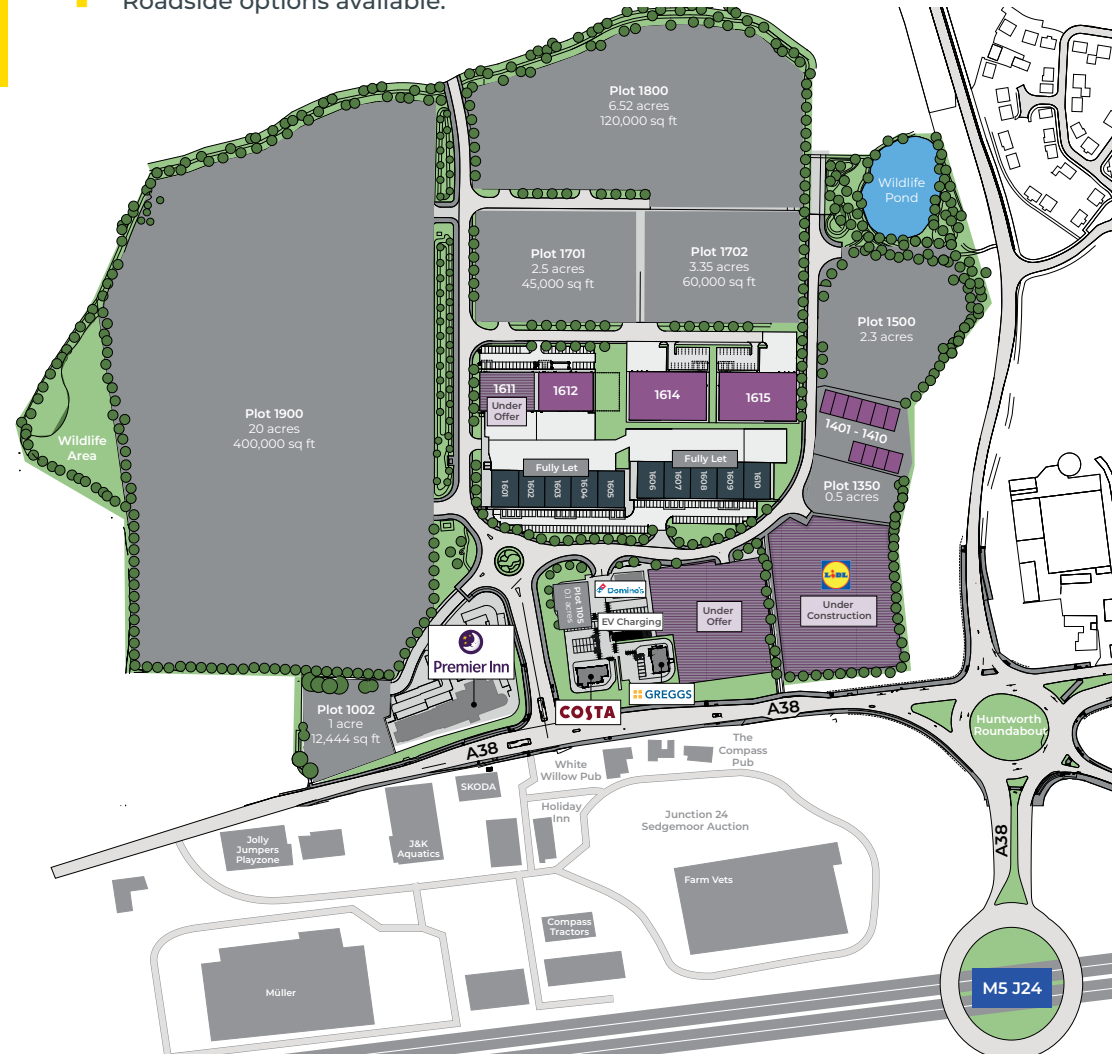
KEY BENEFITS

- 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



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.

- 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. NOVEMBER 2025
www.kubiakcreative.com 235642 11/25

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**

