



1611, 1612, 1614 & 1615

4 BRAND NEW UNITS WITH SECURE YARDS

1611: 11,000 sq ft

1614: 20,450 sq ft

1612: 12,000 sq ft

1615: 20,450 sq ft

UNIT 1611
UNDER OFFER



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



1



2



3



4

1. OPEN PLAN WAREHOUSE*

2. FULL HEIGHT ROLLER SHUTTER*

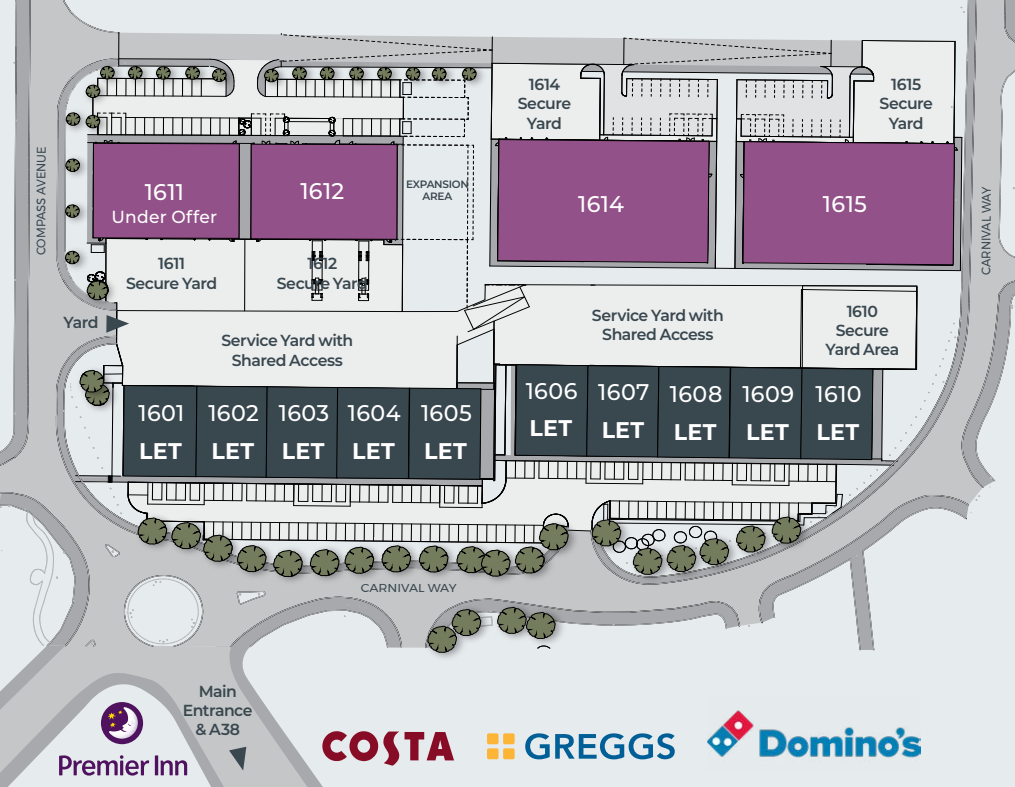
3. FIRST FLOOR OFFICE*

4. 1605 ENTRANCE*

*Images above show adjacent 1600 development



- STEEL PORTAL FRAME CONSTRUCTION WITH INSULATED STEEL CLADDING WALLS AND ROOF
- 10% TRANSLUCENT ROOF LIGHTS
- MINIMUM 6M CLEAR EAVES HEIGHT
- FIRST FLOOR OFFICE ACCOMMODATION
- WC & SHOWER FACILITIES
- 35KN/SQ M GROUND FLOOR LOADING
- TWO FULL HEIGHT ELECTRICAL ROLLER SHUTTER LOADING DOORS PER UNIT: 9FT 9" (3M) WIDE X 11FT 3" (3.5M) HIGH
- 3 PHASE ELECTRICITY
- MAIN SERVICES CAPPED OFF
- DESIGNATED CAR PARKING: 25 SPACES (1611), 22 SPACES (1612), 20 (1614) AND 20 (1615)
- UNITS DESIGNED TO ACHIEVE EPC A+
- ESTATE CCTV
- EV CHARGING
- SOLAR PANELS
- SECURE YARDS



Bridgewater **GATEWAY**

OPEN FOR BUSINESS

1611 (Under offer)

First floor office	
Ground Floor	10,000 sq ft
First Floor	1,000 sq ft
Total	11,000 sq ft

1612 (Potential for future expansion)

Two storey offices	
Ground Floor	10,000 sq ft
First Floor	2,000 sq ft
Total	12,000 sq ft

1614

Two storey offices	
Ground Floor	18,450 sq ft
First Floor	2,000 sq ft
Total	20,450 sq ft

1615

Two storey offices	
Ground Floor	18,450 sq ft
First Floor	2,000 sq ft
Total	20,450 sq ft

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
- Provisions for EV Charging
- Estate CCTV
- On Site Facilities
- On Site Hotel

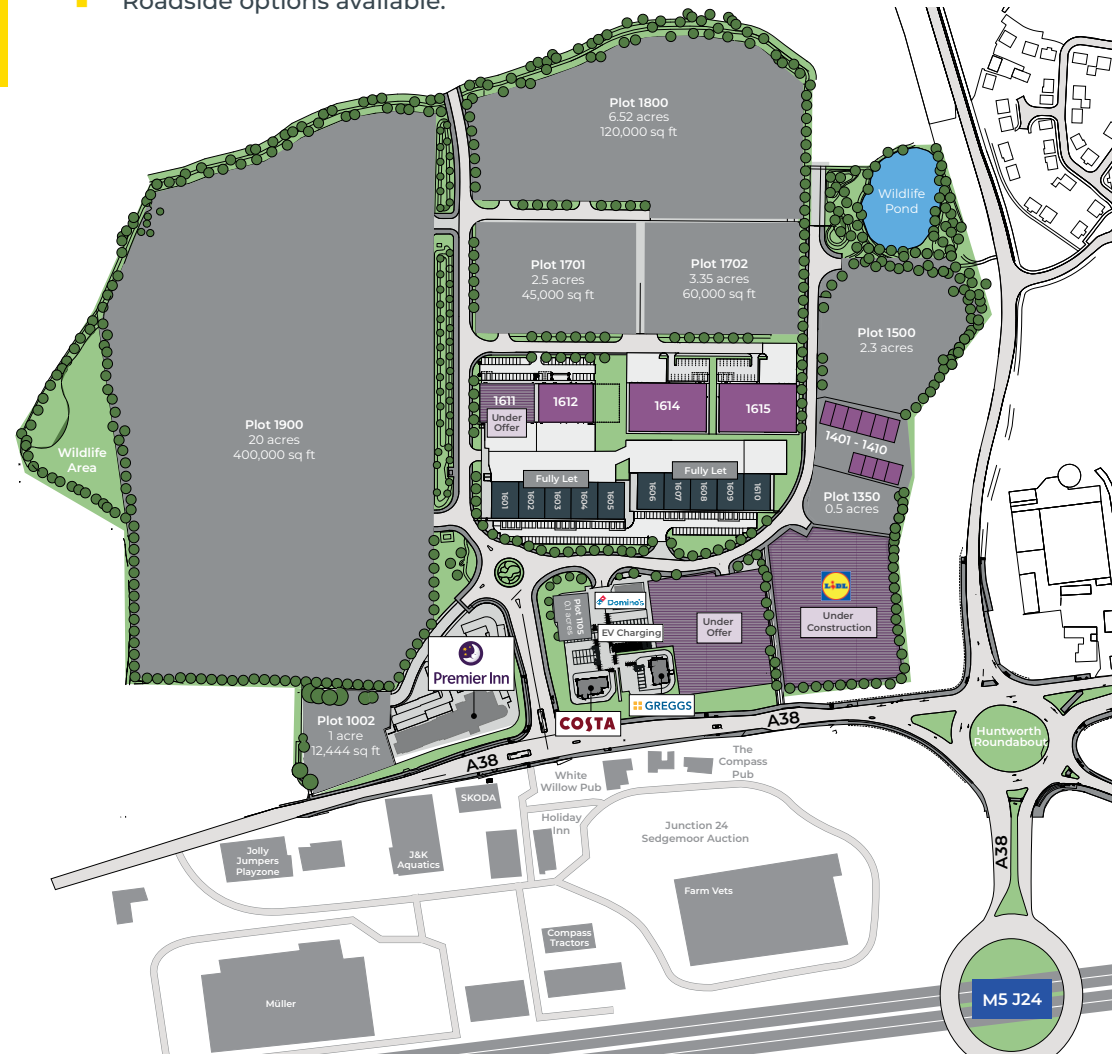


THE MASTERPLAN

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:



0117 917 2000
www.colliers.com/uk

Alex Van Den Bogerd
 Alex.VanDenBogerd@colliers.com
 M: 07902 702882

Ben Tothill
 Ben.Tothill@colliers.com
 M: 07796 971218

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. AUGUST 2025
www.kubiakcreative.com 246289 08/25

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**

