



1801 & 1802

2 BRAND NEW DETACHED UNITS WITH SECURE YARDS

1801: 57,447 SQ FT
(5,337 SQ M)

1802: 48,835 SQ FT
(4,537 SQ M)



NEW BUILD EPC A+
INDUSTRIAL UNIT



SOLAR PANELS
& EV CHARGING



LOCAL AMENITIES
ON DOORSTEP



SUSTAINABLE
DEVELOPMENT



INSTANT
MOTORWAY ACCESS



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



EAVES HEIGHT 10M MAX



FIRST FLOOR OFFICE
ACCOMMODATION



CAR PARKING SPACES -
UNIT 1801: **56** UNIT 1802: **40**



TWO ELECTRICAL LOADING
DOORS PER UNIT



INDIVIDUAL SECURE YARDS



EPC A+ (TARGET)



SOLAR PV INSTALLED



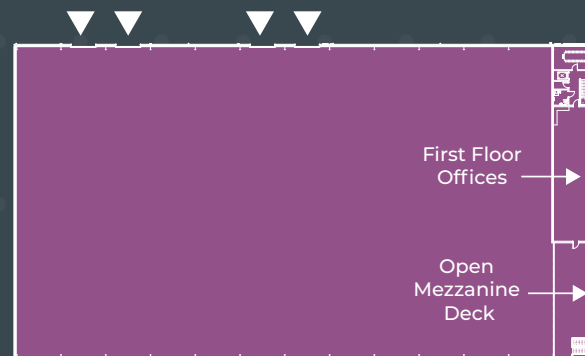
EV CAR CHARGING



Bridgwater **GATEWAY**

OPEN FOR BUSINESS

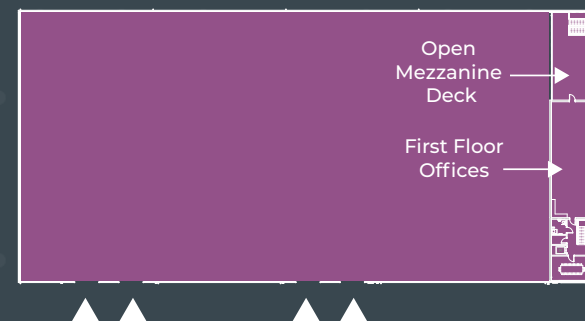
1801



	SQ FT	SQ M
Ground Floor	53,346	4,956
First Floor	4,101	381
Total	57,447	5,337
Parking	56 spaces	

Measured on a GIA basis

1802



	SQ FT	SQ M
Ground Floor	45,348	4,213
First Floor	3,487	324
Total	48,835	4,537
Parking	40 spaces	

Measured on a GIA basis

BUILDING A SUSTAINABLE ENVIRONMENT

FROM HIGH EFFICIENCY BUILDINGS TO CYCLEWAYS
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

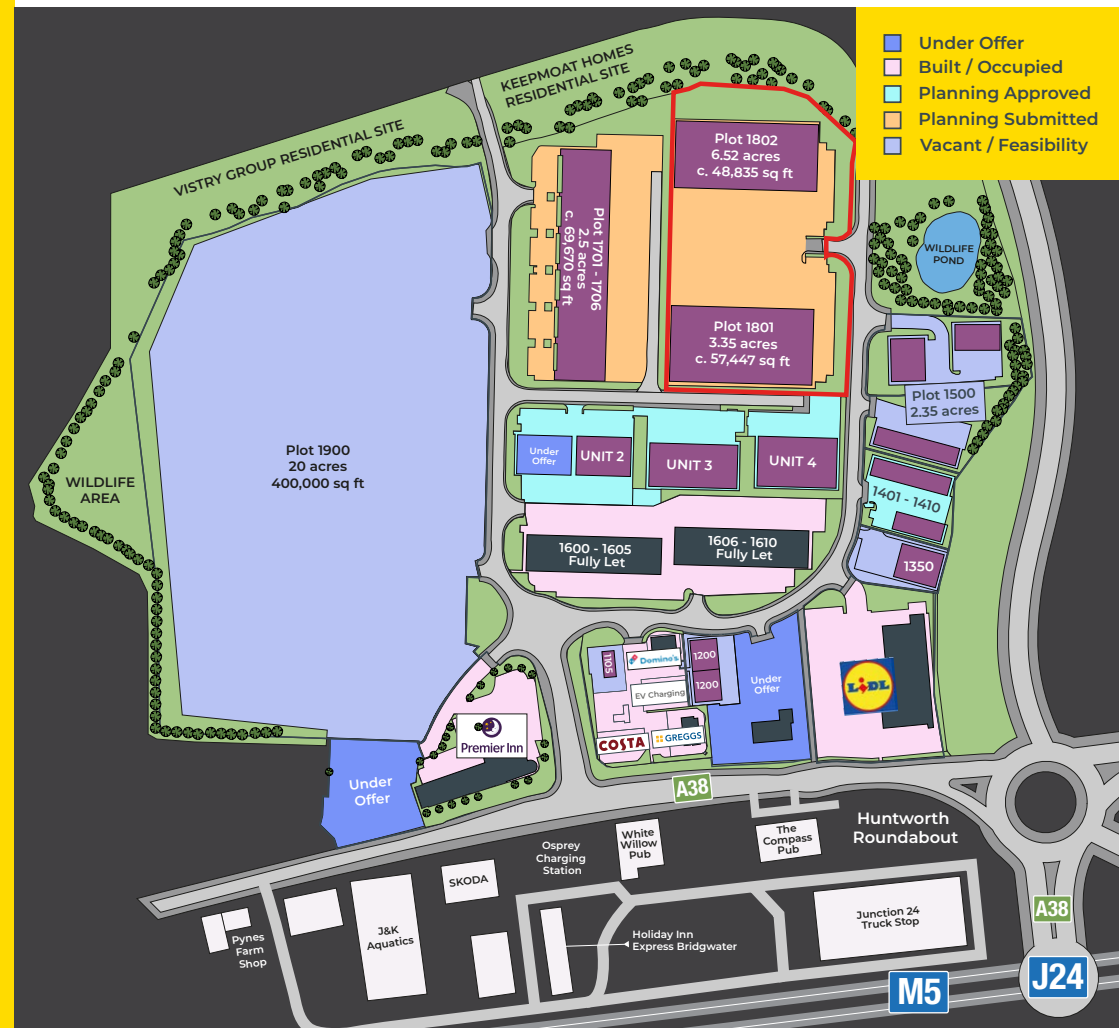


THE MASTERPLAN

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 267002 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

