



# 1601 - 1610

A RANGE OF BRAND NEW UNITS FROM  
5,546 - 16,638 SQ FT (515.2 - 1,545.7 SQ M)

70% LET



INSTANT  
MOTORWAY ACCESS ✓



READY FOR  
OCCUPATION NOW ✓



NEW BUILD  
INDUSTRIAL UNITS ✓



LOCAL AMENITIES  
ON DOORSTEP ✓



SUSTAINABLE  
DEVELOPMENT ✓

[bridgwatgateway.com](http://bridgwatgateway.com)

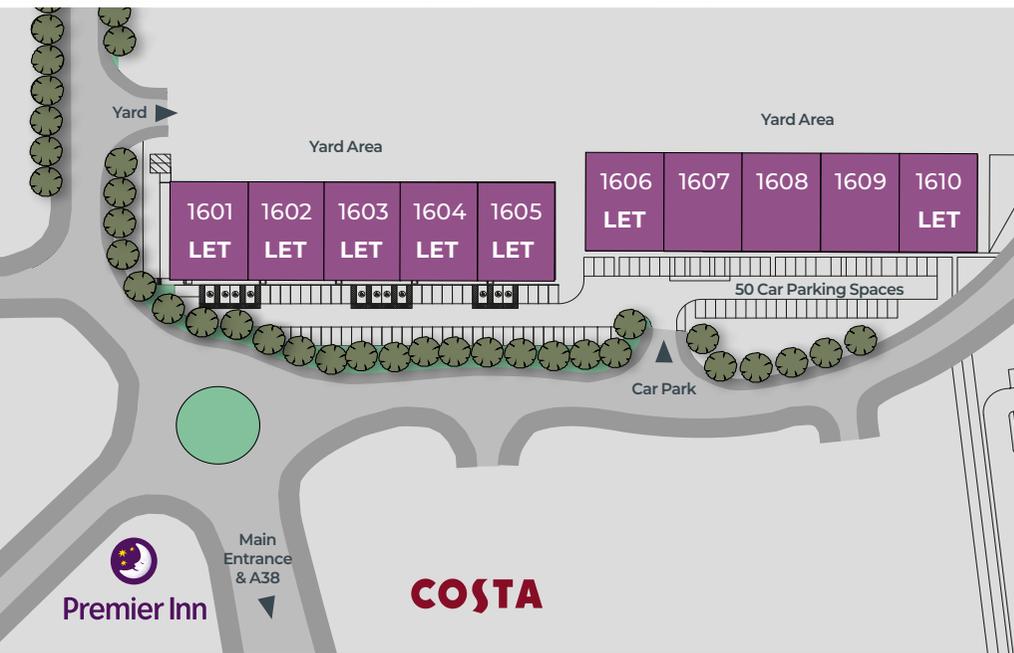
# WORKSPACE BUILT AROUND YOU



1. OPEN PLAN WAREHOUSE  
3. FIRST FLOOR OFFICE

2. FULL HEIGHT ROLLER SHUTTER  
4. 1605 ENTRANCE

- 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\*
- 30KN/SQ M GROUND FLOOR LOADING
- FULL HEIGHT ELECTRICAL ROLLER SHUTTER LOADING DOORS: 9FT 9" (3M) WIDE X 11FT 3" (3.5M) HIGH
- 3 PHASE ELECTRICITY
- MAIN SERVICES CAPPED OFF
- 10 CAR PARKING SPACES PER UNIT PLUS REAR LOADING AREA.
- CCTV ON SITE
- PROVISIONS FOR EV CHARGING



Bridgwater **GATEWAY**

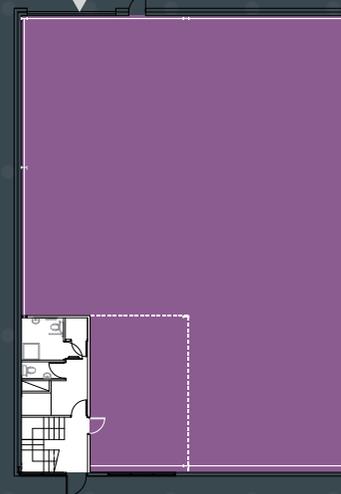
# OPEN FOR BUSINESS

A RANGE OF BRAND NEW UNITS FROM  
5,546 - 16,638 SQ FT (515.2 - 1,545.7 SQ M)  
1601 - 1605 - FULLY LET

## 1606-1610

Unit	1606	1607	1608	1609	1610
Ground Floor	Let	4,675	4,675	4,675	Let
First Floor	Let	871	871	871	Let
<b>Total</b>	<b>Let</b>	<b>5,546</b>	<b>5,546</b>	<b>5,546</b>	<b>Let</b>

LOADING DOOR



**GROUND FLOOR**



**FIRST FLOOR**

# BUILDING A SUSTAINABLE ENVIRONMENT

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

## KEY BENEFITS

- Established wildlife corridor & landscape buffer
- Enhanced landscaping on site
- Estate lighting
- Sustainable drainage
- Secure cycle parking
- Provisions for EV Charging

## 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

Tom Watkins  
Tom.Watkins@colliers.com  
M: 07917 093167

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

**bridgewatergateway.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. MARCH 2023  
www.kubiakcreative.com 235494 03/23

**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

Bridgewater **GATEWAY**

# THE GATEWAY TO SUCCESS

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

