



1201 - 1208

TRADE COUNTERS

PROMINENT, ROADSIDE, TRADE UNITS
FROM 2,690 - 3,713 SQ FT (250 - 345 SQ M)
TOTAL 28,681 SQ FT (2,665 SQ M)



This is a computer generated image and details may vary.



INSTANT
MOTORWAY ACCESS ✓



PROMINENT A38
FRONTAGE ✓



NEW BUILD TRADE
COUNTER UNITS ✓



LOCAL AMENITIES
ON DOORSTEP ✓



SUSTAINABLE
DEVELOPMENT ✓

bridgwatgateway.com

THE PLACE TO BE SEEN

WITH AN AVERAGE OF OVER
17,000 VEHICLES PASSING
EVERYDAY, PLOT 1200
FRONTS THE A38 AND IS
SECONDS FROM J24 M5

TRADE COUNTER LOCATION

- PRIME ROADSIDE FRONTAGE ON THE A38
- INSTANT UNCONGESTED ACCESS TO JUNCTION 24 M5 MOTORWAY
- 7 CAR PARKING SPACES PER UNIT
- HGV LOADING AREA
- VAN & TRAILER PARKING AREA
- PUBLIC EV CHARGING (ARRIVING 2024)
- INFRASTRUCTURE AND ONSITE SERVICES COMPLETED, READY TO GO!
- CCTV ON SITE
- ESTABLISHED BUSINESS AREA OCCUPIERS INCLUDE MULLER, SKODA, COSTA, GREGGS

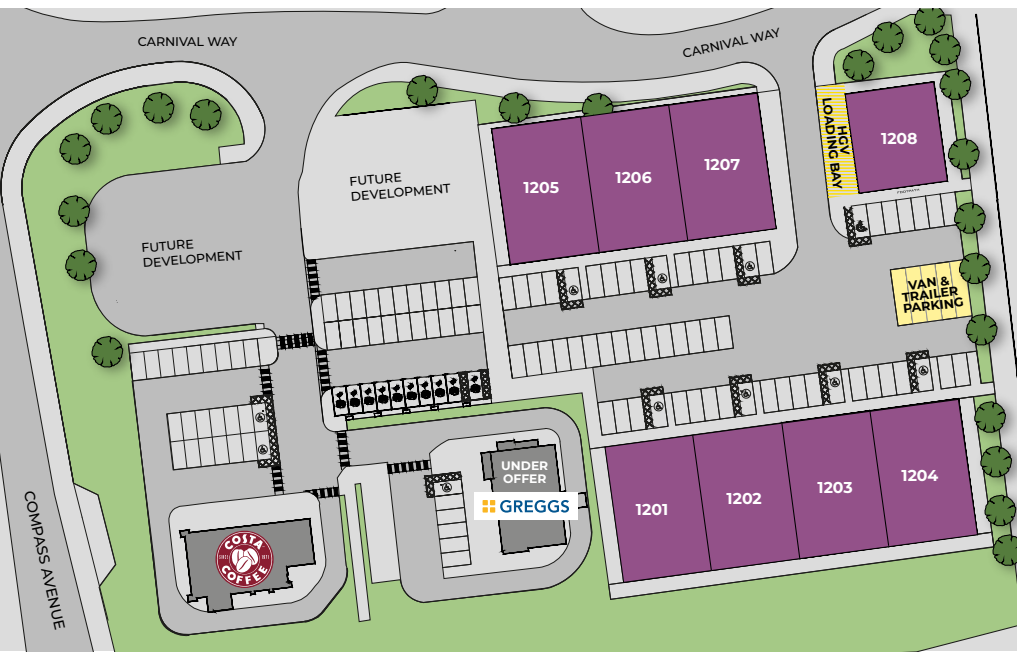
BUILD SPECIFICATION

- STEEL PORTAL FRAME CONSTRUCTION WITH BRICK/BLOCK TO 2M
- INSULATED STEEL CLADDING WALLS AND ROOF.
- 10% TRANSLUCENT ROOF LIGHTS
- MINIMUM 6M CLEAR EAVES HEIGHT
- 30KN/SQ M GROUND FLOOR LOADING
- FULL HEIGHT ELECTRICAL ROLLER SHUTTER LOADING DOORS: 9FT 9" (3M) WIDE X 11FT 3" (3.5M) HIGH
- PHOTOVOLTAIC SOLAR PANELS





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Bridgwater **GATEWAY**

OPEN FOR BUSINESS

BRAND NEW, PROMINENT, ROADSIDE TRADE COUNTER UNITS FROM 2,690 - 3,713 SQ FT (250 - 345 SQ M)

1201 - 1208 AVAILABILITY

UNIT	SQ FT	SQ M
1201	3,713	345
1202	3,713	345
1203	3,713	345
1204	3,713	345
1205	3,713	345
1206	3,713	345
1207	3,713	345
1208	2,690	250
Total	28,681	2,665

Ground floor shell finish

BUILDING A SUSTAINABLE ENVIRONMENT

FROM HIGH EFFICIENCY BUILDINGS TO CYCLEWAYS 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
- Photovoltaic solar panels

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. JULY 2023
www.kubiakcreative.com 235643 07/23

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

