



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



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

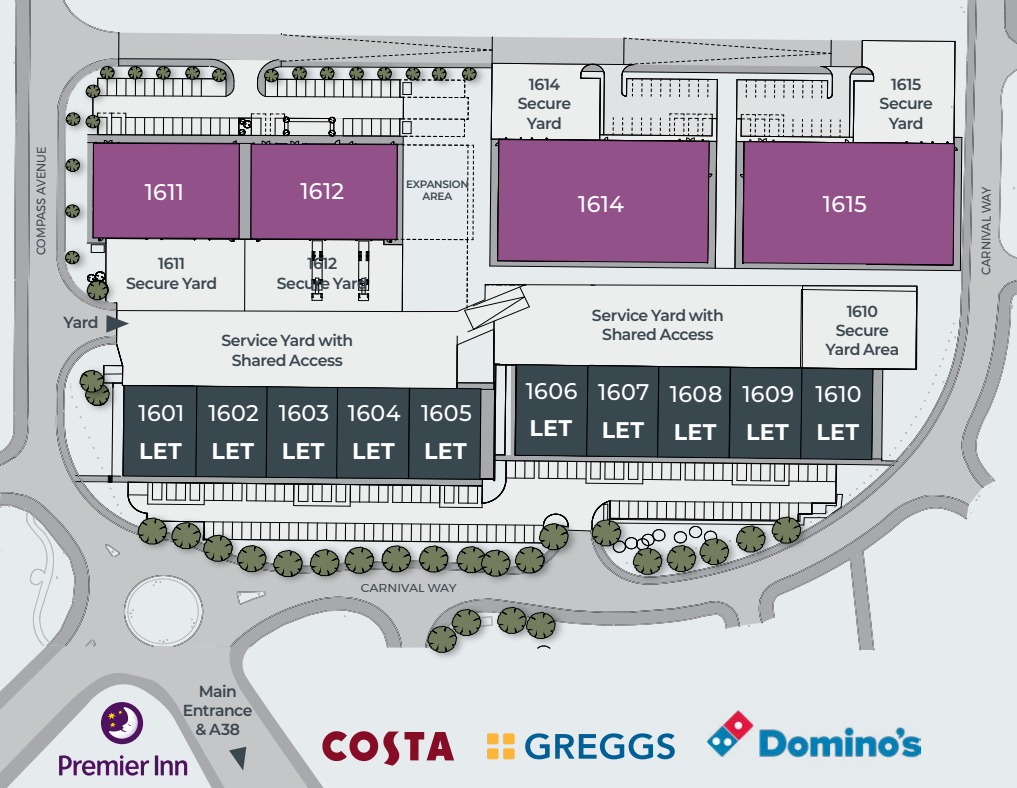


1. OPEN PLAN WAREHOUSE*
3. FIRST FLOOR OFFICE*

2. FULL HEIGHT ROLLER SHUTTER*
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

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

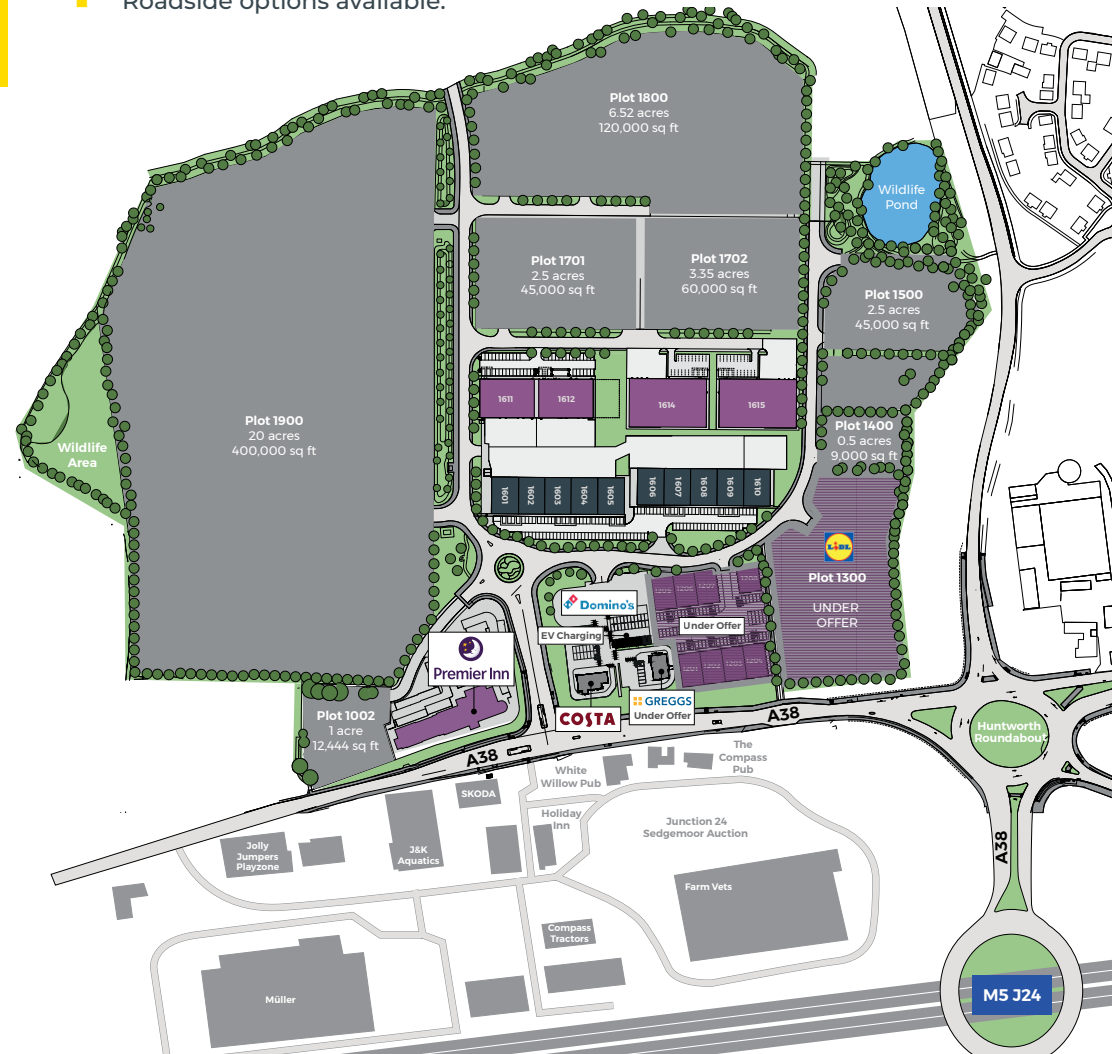


THE MASTERPLAN

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:



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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. FEBRUARY 2025
www.kubiakcreative.com 246289 02/25

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

Bridgewater **GATEWAY**

THE GATEWAY TO SUCCESS

LOCATED 0.5 MILES FROM JUNCTION 24 OF THE M5 MOTORWAY

