



BRIDGWATER
TRADE PARK

A38 BRISTOL RD | TA6 4DT

A NEW SCHEME OF WAREHOUSE UNITS FROM 5,000 – 40,000 SQ FT (464 – 3,716 SQ M)

TRADE COUNTER

INDUSTRIAL

DISTRIBUTION



**FOR SALE / TO LET - WITH HIGH PROFILE A38 FRONTAGE
AVAILABLE TO OCCUPY 2020**

HINKLEY POINT

North to Bristol

A39

J23

REFRESCO BEVERAGES

TRUCK & BUS
WALES & WEST

C&S ELECTRICAL

A38

FAIRWAY OFFICE
SUPPLIES

EXPRESS PARK

AVON &
SOMERSET POLICE

M5

MORRISONS RDC

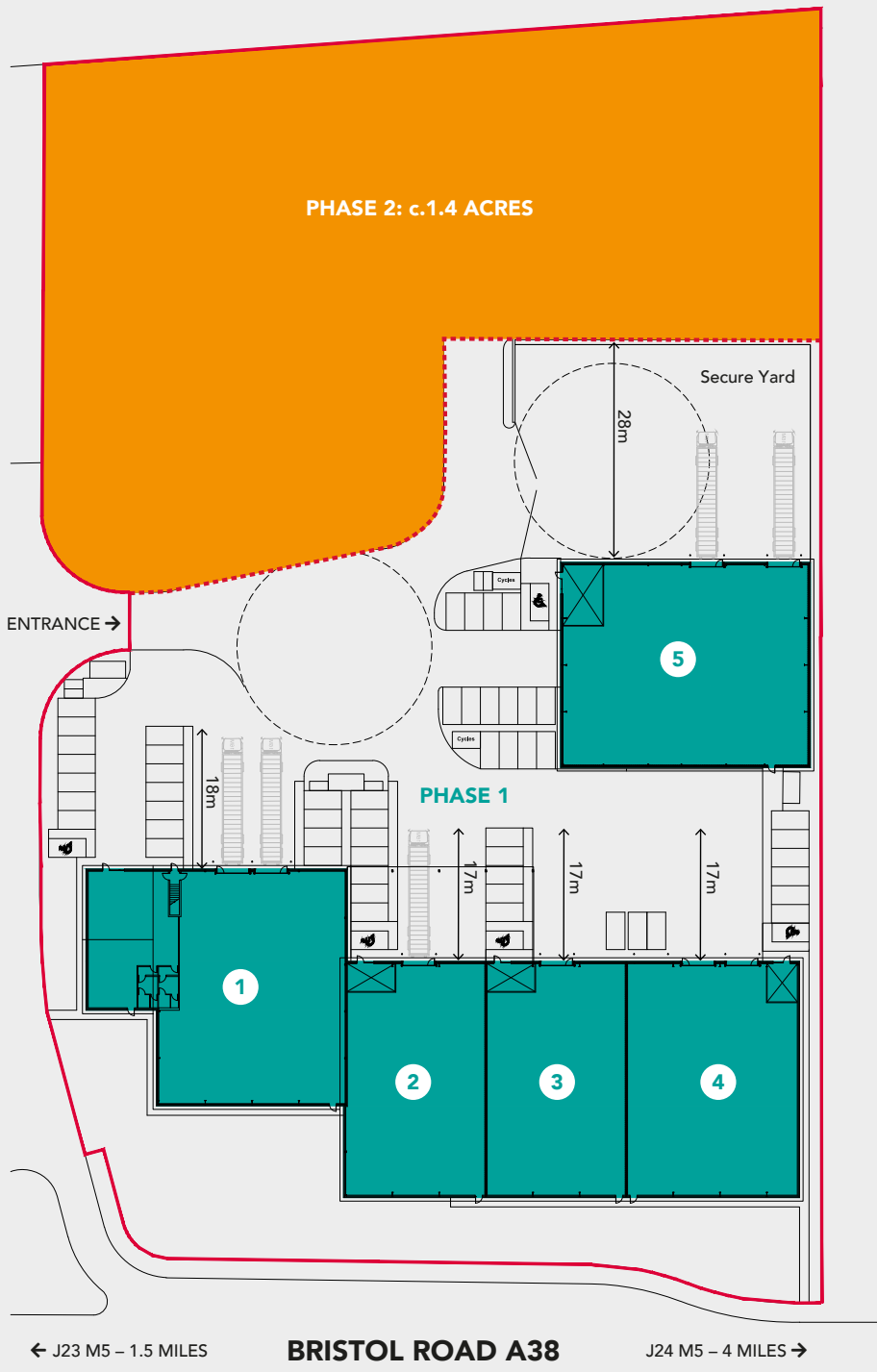
MULBERRY LTD

South to Exeter

QUEENSWOOD
NATURAL FOODS

MORRISONS
MANUFACTURING





IDEAL FOR DISTRIBUTION, SHOWROOM, TRADE COUNTER AND INDUSTRIAL

Bridgwater Trade Park is a new high quality industrial trade counter development prominently positioned fronting the A38 Bristol Road. Road communications are excellent with Hinkley Point only 12 miles to the North West, Junction 23 M5 approximately 1.5 miles to the North and Junction 24 approximately 4 miles to the South.

PHASE 1 KEY FEATURES

- ↑ 5.6m clear minimum eaves height rising to 8.3m
- 🚪 Full height electrically operated sectional shutter loading doors: 13ft (4m) wide x 16ft 3" (5m) high
- 💡 10% translucent roof lights
- 🔗 Ability to consolidate units to accommodate larger requirements
- 🔒 Self-contained secure yard to Unit 5
- ♿ WC facilities

ACCOMMODATION

Unit No.	Ground Floor	First Floor	Total SQ FT	Total SQ M	Parking
Unit 1	9,569	2,200	11,769	1,093.38	19
Unit 2	5,813		5,813	540.05	8
Unit 3	5,813		5,813	540.05	8
Unit 4	7,225		7,225	671.23	10
Unit 5	9,030	900	9,930	922.53	13
Total			40,550	3,767.24	

Measured on a Gross Internal Area basis

🚲 Cycle Parking **49** 🏍️ Motorcycle Parking **6**

PHASE 2 KEY FEATURES

- 📐 c.1.4 acres
- 🏗️ Design and Build / Speculative opportunities
- 📦 Consideration given to rent for open storage purposes

PHASE 1








PHASE 2

SAT NAV TA6 4DT



AN ESTABLISHED TRADING LOCATION

Bridgwater is 28 miles from Bristol and 12 miles from Taunton. Located in the county of Somerset, the town is the administrative centre of Sedgmoor District. Bridgwater has always been a good staging point for south west distribution networks and most national logistics/trade businesses have a branch in the town.

-  High profile A38 frontage
-  Adjacent access to two M5 motorway junctions 23 & 24
-  1.5 miles to Junction 23 M5
-  4 miles to Junction 24 M5
-  12 miles to Hinkley Point
-  12 miles to Taunton
-  28 miles to Bristol

TERMS

The units are available either for sale on a 999 year long leasehold basis, or standard leasehold basis.

PLANNING

B1(c), B2 and B8 uses.

RENT / PRICE

Upon application.

EPC

To be prepared on completion.

For further information, please contact the joint agents:

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A development by

CRAIGARD
EXCELLENCE IN PROPERTY

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