

ISLEPORT BUSINESS PARK
HIGHBRIDGE
SOMERSET
TA9 4BA

GATEWAY



TO LET | FOR SALE

**PROMINENT DEVELOPMENT LAND
INDUSTRIAL / LOGISTICS / TRADE / OPEN STORAGE
SITES FROM 1.00 – 14.30 ACRES**

MAIN ROAD FRONTAGE TO THE A38



**CUSHMAN &
WAKEFIELD**

GATEWAY 22 is located to the north of Highbridge (TA9 4BA), less than 1 mile from the M5 Junction 22 in an established business location.

The scheme sits to the immediate north of Isleport Business Park, whose occupiers include Yeo Valley, Bakkavor Desserts, Cusack and Portakabin.

Gateway 22 benefits from immediate proximity to a range of amenities including a Travelodge, ALDI, Costa Coffee and forthcoming Subway and McDonalds.

Gateway 22 is approximately 10 minutes drive time from the newly proposed Jaguar Land Rover gigafactory, adjacent to J23 of the M5 and projected to create over 40,000 new jobs (both direct and indirect) in the immediate region.



CGI for illustrative purposes only

GATEWAY '22

CGI for illustrative purposes only



GATEWAY 22

Phase One



Phase Two



PROPOSED
McDonald's SUBWAY

SCREWFIX HOWDENS ALDI

Cusack

Yeo
Valley

COSTA

Travelodge

TOOLSTATION

NORTH TO BRISTOL

J22

M5

SOUTH TO BRIDGWATER & EXETER

A38

A38






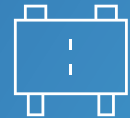
ISLEPORT BUSINESS PARK

PHASE One

Gross Site Area: **6.30 acres**
 Developable Area: **4.83 acres**

A detailed planning application 12/22/0008 has been submitted for two adjoining B2 / B8 industrial / warehouse units, measuring 46,655 sq ft individually or can be combined to provide a single detached unit of 93,310 sq ft. Both units have provision for office and amenity accommodation.

Each unit will benefit from:

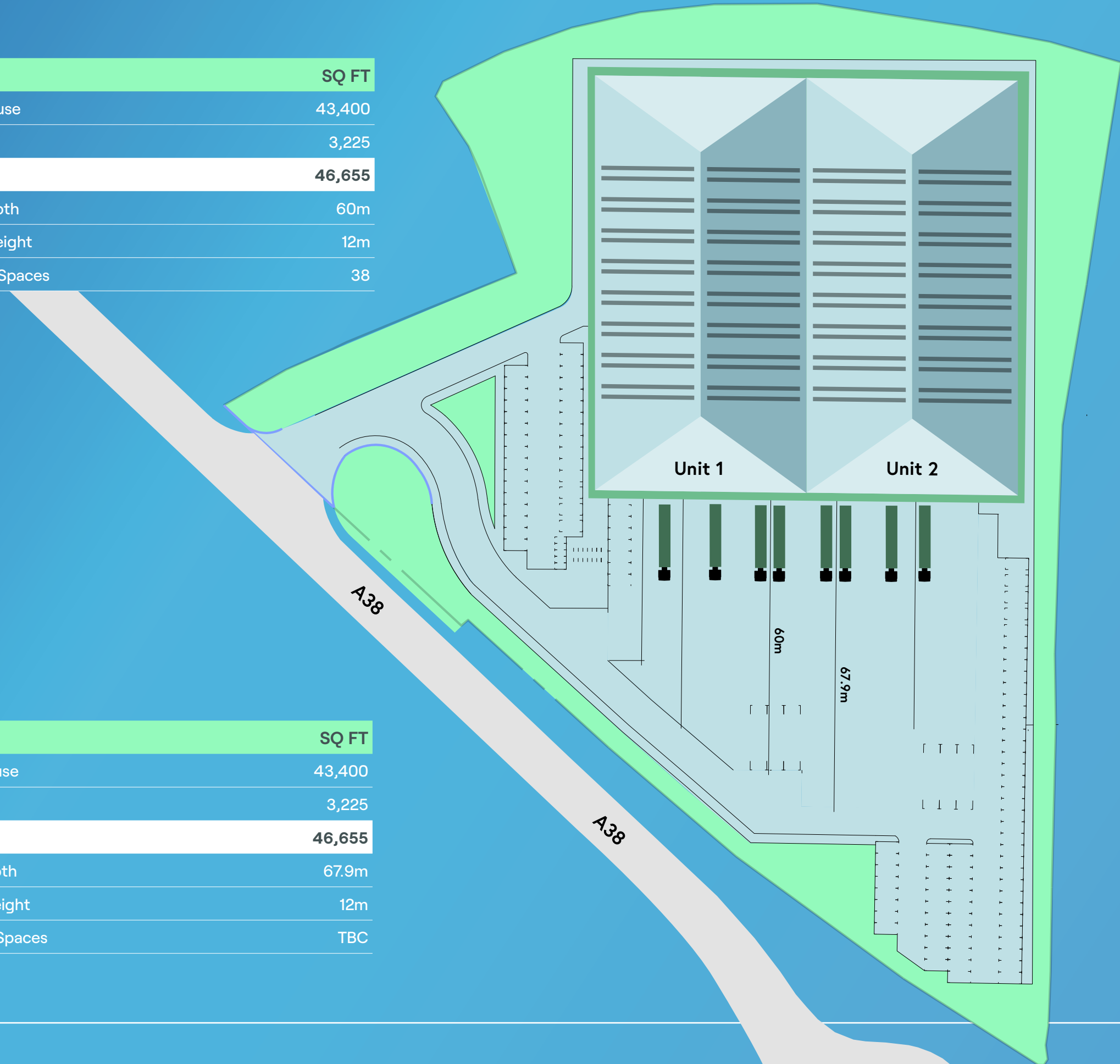
-  4x Dock Loading Doors
-  Dedicated HGV Parking Spaces
-  Yard Depths ranging from 36m - 68m
-  Eaves Heights of 12m
-  Total car parking of 104 spaces
Split between Units 1 and 2
-  Frontage to the A38



UNIT 1	SQ FT
Warehouse	43,400
Office	3,225
TOTAL	46,655
Yard Depth	60m
Eaves Height	12m
Parking Spaces	38



UNIT 2	SQ FT
Warehouse	43,400
Office	3,225
TOTAL	46,655
Yard Depth	67.9m
Eaves Height	12m
Parking Spaces	TBC









PHASE Two

Gross Site Area: **8.00 acres**
Developable Area: **6.52 acres**

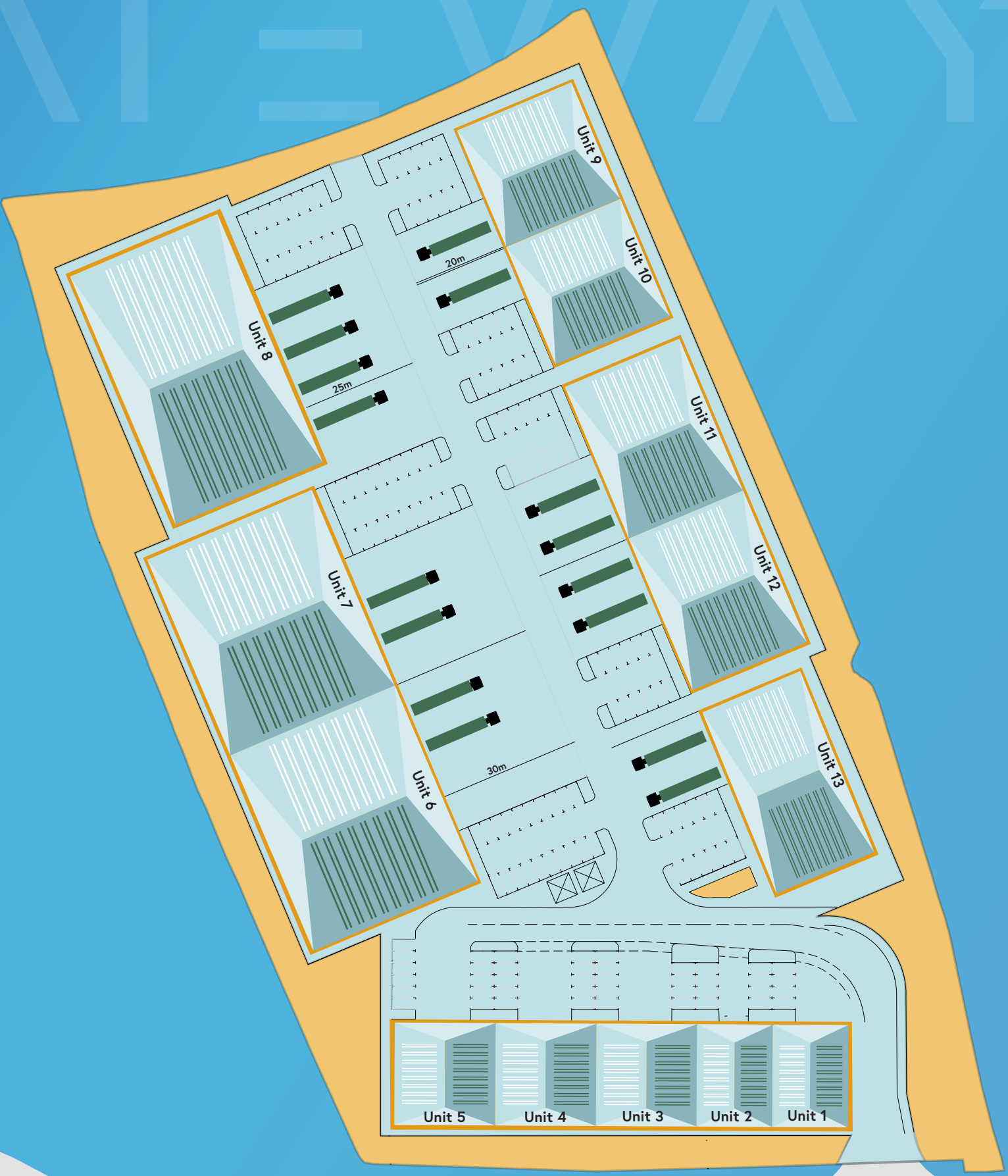
An outline planning application for B2 / B8 / E(g)(ii) (iii) and ancillary uses with all matters reserved except for access is being prepared for submission in Q3 2023.

The indicative scheme comprises a combination of prominent terraced industrial / trade units fronting onto the A38, with a series of larger mid box units to the rear. The whole of Phase Two totals 136,415 sq ft, with a total of 166 car parking spaces provisioned across the plot.

- Level Access Loading Doors
- Dedicated Loading Yards
- Yard Depths ranging from 20m - 30m
- Eaves Heights ranging 9m - 12m
- Total car parking (across full phase) of 166 spaces
- Frontage to the A38



UNIT	SQ FT
Unit 1	5,000
Unit 2	5,000
Unit 3	5,000
Unit 4	3,745
Unit 5	3,745
Unit 6	19,224
Unit 7	19,224
Unit 8	22,636
Unit 9	8,696
Unit 10	8,696
Unit 11	11,342
Unit 12	11,342
Unit 13	12,765
TOTAL (GIA)	136,415



A38



Gateway 22 is situated to the north of Highbridge on the A38 Bristol Road which provides direct access to the M5 Junction 22, 1 mile to the north.

Highbridge is located on the M5 motorway, with Bristol 30 miles to the north and Exeter 53 miles to the south.

Highbridge & Burnham Railway Station is 1 mile to the south providing regular national rail connections.

Travel Distance	Distance	Time
M5 Junction 22	1 mile	3 mins
Gravity Smart Campus (JLR)	7 miles	10 mins
Bridgwater	10 miles	26 mins
Bristol Airport	18 miles	32 mins
Hinkley Point C Power Station	19 miles	37 mins

Travel Distance	Distance	Time
Avonmouth and Royal Portbury Docks	29 miles	30 mins
Bristol	30 miles	47 mins
M4/M5 Interchange	32 miles	32 mins
Exeter	53 miles	58 mins

GATEWAY



Terms

Phases 1 and 2 are available either as a whole (14.30 acres total) or in part, on either a freehold or leasehold basis. Individual plot sales from 1 acre upwards will also be considered.

To discuss terms, please contact the agents on the below details.

Legal Cost

Each party is to be responsible for their own legal costs.



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