



BRIDGWATER
TRADE PARK

A38 BRISTOL RD | TA6 4DT

A NEW SCHEME OF WAREHOUSE UNITS FROM 5,748 - 40,117 SQ FT (534 - 3,727 SQ M)

TRADE COUNTER

INDUSTRIAL

DISTRIBUTION



**TO LET - WITH HIGH PROFILE A38 FRONTAGE
AVAILABLE TO OCCUPY NOW**

HINKLEY POINT



North to Bristol

A39

J23

REFRESCO BEVERAGES

BUTCOMBE BREWERY

C&S ELECTRICAL

A38

TRUCK & BUS WALES & WEST

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	9,420	2,202	11,622	1,079.71	19
Unit 2	5,748		5,748	533.99	8
Unit 3	5,787		5,787	537.61	8
Unit 4	7,130		7,130	662.42	10
Unit 5	8,988	842	9,830	913.23	13
Total			40,117	3,726.96	

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 Sedgemoor 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 on a leasehold basis only.

PLANNING

B1(c), B2 and B8 uses.

RENT

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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