

# SOUTH GATE

WESTON GATEWAY BUSINESS PARK  
JUNCTION 21-M5 • WESTON-SUPER-MARE

**Delivered within tight time frames**

**Up to 185,000 sq ft  
(17,187 sq m)**

Weston Gateway (South) has detailed planning approval for 13 B1 office buildings set within a high quality campus style, landscaped environment with 590 car park spaces.

	sq ft	sq m	car spaces
SG1	Persimmon		
SG2	18,772	1,744	57
SG3	10,075	936	35
SG4	7,728	718	32
SG5	21,280	1,977	61
SG6	7,470	694	37
SG7	11,044	1,026	19
SG8	10,075	936	40
SG9	21,280	1,977	68
SG10	21,280	1,977	60
SG11	21,280	1,977	59
SG12	7,728	718	31
SG13	15,532	1,443	53
SG14	11,044	1,026	38

[westongateway.co.uk](http://westongateway.co.uk)

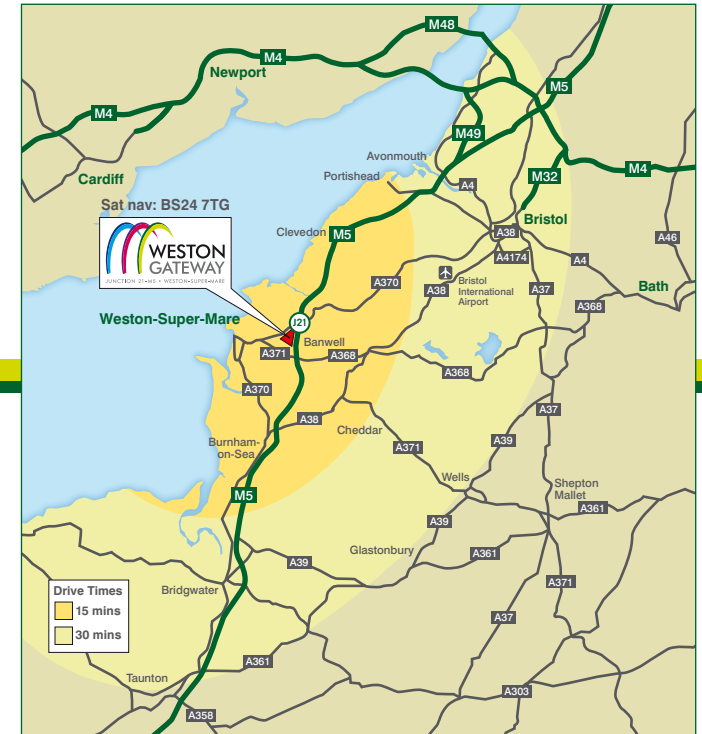




# SOUTH GATE

WESTON GATEWAY BUSINESS PARK  
JUNCTION 21-M5 • WESTON-SUPER-MARE

Consented offices and alternative uses considered subject to planning.



## Location

Weston Gateway Business Park is located less than one minute from Junction 21 of the M5 motorway and enjoys unrivaled prominence and connectivity. Accessed directly from the A370 or via Churchland Way (off Bucket & Spade Roundabout), the scheme benefits from excellent facilities within the nearby Queensway Retail Park and Western Town Centre (only two minutes). There are mainline rail services at Worle Parkway (only one minute) and Bristol International Airport is approximately 20 minutes away.



## Description

South Gate is a nine acre site forming part of Weston Gateway Business Park. With almost ¼ mile of direct motorway frontage, South Gate offers occupiers an extremely high profile and easily accessible home. The scheme has detailed planning permission for 12 buildings ranging from 7,000 sq ft to 185,000 sq ft, but alternative options can be accommodated. As well as high quality landscaping the scheme benefits from a generous car parking ratio.

## Specification

Buildings can be tailored to suit occupier's specific requirements but could include:-

- High quality brick and curtain wall elevations under a pitched or barrelled roof
- Doubled glazed opening windows
- Energy efficient central heating with radiators or comfort cooling
- Raised access floors for data and power distribution is optional
- Highly insulated for energy efficiency
- High quality timber and ironmongery finishes
- Flexible parking arrangements
- Cycle storage and shower facilities

## Timings and Terms

Buildings are available to purchase or lease and can be delivered within tight timeframes. Please contact the marketing agent to discuss your specific requirements.

A JOINT VENTURE BETWEEN



FURTHER INFORMATION

Simon Price

Ian Wills



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/JLL/Hollister 648 06/2011

**Delivered within tight time frames**

**Up to 91,000 sq ft (8,454 sq m)**

Weston Gateway (Central) has detailed planning approval for 8 B1 office buildings set within a high quality campus style, landscaped environment with 392 car park spaces.

	sq ft	sq m	car spaces
CG1	13,337	1,239	57
CG2	6,631	616	20
CG3	6,631	616	27
CG4	10,829	1,006	48
CG5	11,797	1,096	49
CG6	9,386	872	38
CG7	6,631	616	25
CG8	25,607	2,379	128

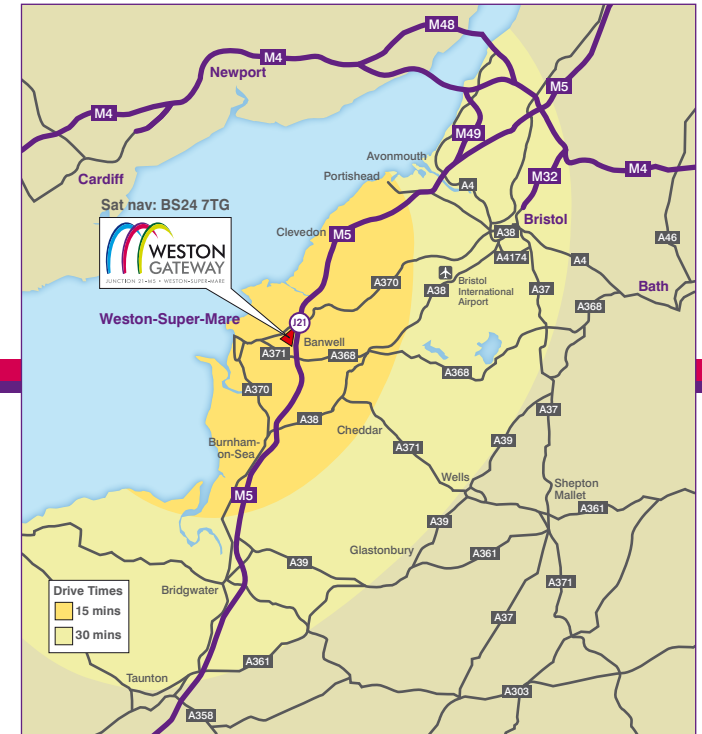




# CENTRAL GATE

WESTON GATEWAY BUSINESS PARK  
JUNCTION 21-M5 • WESTON-SUPER-MARE

Consented offices and alternative uses considered subject to planning.



## Location

Weston Gateway Business Park is located less than one minute from Junction 21 of the M5 motorway and enjoys unrivaled prominence and connectivity. Accessed directly from the A370 or via Churchland Way (off Bucket & Spade Roundabout), the scheme benefits from excellent facilities within the nearby Queensway Retail Park and Weston Town Centre (only two minutes). There are mainline rail services at Worle Parkway (only one minute) and Bristol International Airport is approximately 20 minutes away.

## Description

Centre Gate is a five acre site forming part of Weston Gateway Business Park. It benefits from detailed planning permission for eight office buildings ranging from 6,000 sq ft to 91,000 sq ft, but alternative options can be accommodated. As well as high quality landscaping the scheme benefits from a generous car parking ratio.

## Specification

Buildings can be tailored to suit occupier's specific requirements but could include:-

- High quality brick and curtain wall elevations under a pitched roof
- Doubled glazed opening windows
- Energy efficient central heating with radiators or comfort cooling
- Raised access floors for data and power distribution is optional
- Highly insulated for energy efficiency
- High quality timber and ironmongery finishes
- Flexible parking arrangements
- Cycle storage and shower facilities

## Timings and Terms

Buildings are available to purchase or lease and can be delivered within tight timeframes. Please contact the marketing agent to discuss your specific requirements.



A JOINT VENTURE BETWEEN



FURTHER INFORMATION



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