

**WESTON
GATEWAY
BUSINESS
PARK**



GDV: £50m+

USE: Uses classes E, B2 and B8 and development opportunities for office, R&D, storage and distribution, and industrial, commercial and office space

LOCATION: Weston-super-Mare

PLANNING AUTHORITY: North Somerset Council

**CURRENT STAGE/
STATUS:** Ongoing development

Site infrastructure is in place, phase 2 development is ongoing, with further plots available

Weston Gateway Business Park offers impressive connections via road, rail and air, providing easy access to a dynamic, thriving region. For businesses looking for a new hub for their activities, the site presents an exciting opportunity.

The developer has:

- Installed £1.8 million of infrastructure throughout the site, including roads, lighting, water, fibre optic cabling, telecommunications and other utilities
- Organised the site into 7 main plots
- Completed the construction and sold 5 plots including 40,000 sq ft office space, a Police Authority rapid response centre and a popular family pub restaurant

KEY FACTS

- Units are available between 1,500 sq ft to 4,000 sq ft, and 15,000 to 40,000 sq ft
- Hotel investment and development opportunity within a rapidly growing commercial and residential area
- A 13-acre site located close to Junction 21 of the M5 and adjacent to the A370
- Gateway to Weston and the newly created Junction 21 Enterprise Area ("J21EA") zone

INVESTMENT PROPOSITION:

Leasehold and freehold opportunities are available, including for a hotel investment and development opportunity.