



**SOUTH GATE**

**GDV:** £20m+

Use: Mixed (office, industrial, and research and development space)

**LOCATION:** Weston-super-Mare

**PLANNING AUTHORITY:**  
North Somerset Council

**CURRENT STAGE/  
STATUS:** Ongoing development

**PHASING:**

Phase 1: business units will complete in 2026

Phase 2: ready for investment and development

The northern plot of South Gate Phase 2 provides a design and build opportunity for up to 70,000 sq ft adjacent to the M5. The site allocates 4.7ha for use classes E, B2 and B8.

**KEY FACTS:**

- Pinnacle is a new development of business units suitable for a range of occupiers
- Units available from 689 to 2,390 sq ft – easily combined to suit specific larger requirements
- Less than one minute away from Junction 21 of the M5

**INVESTMENT PROPOSITION:**

Phase 2, the northern plot, provides a design and build opportunity for up to 70,000 sq ft.