



**Design & Build
Industrial / Warehouse
Development**

TO LET / FOR SALE
30,000 - 500,000 sq ft

A JOINT DEVELOPMENT BY



**S. NOTARO
PARK**
M5 J24

Premier Inn

müller

calleva
nutrition

Howard
Tenens

H
Holiday Inn

Gadsby

EDF

Exeter
39 Miles

M5

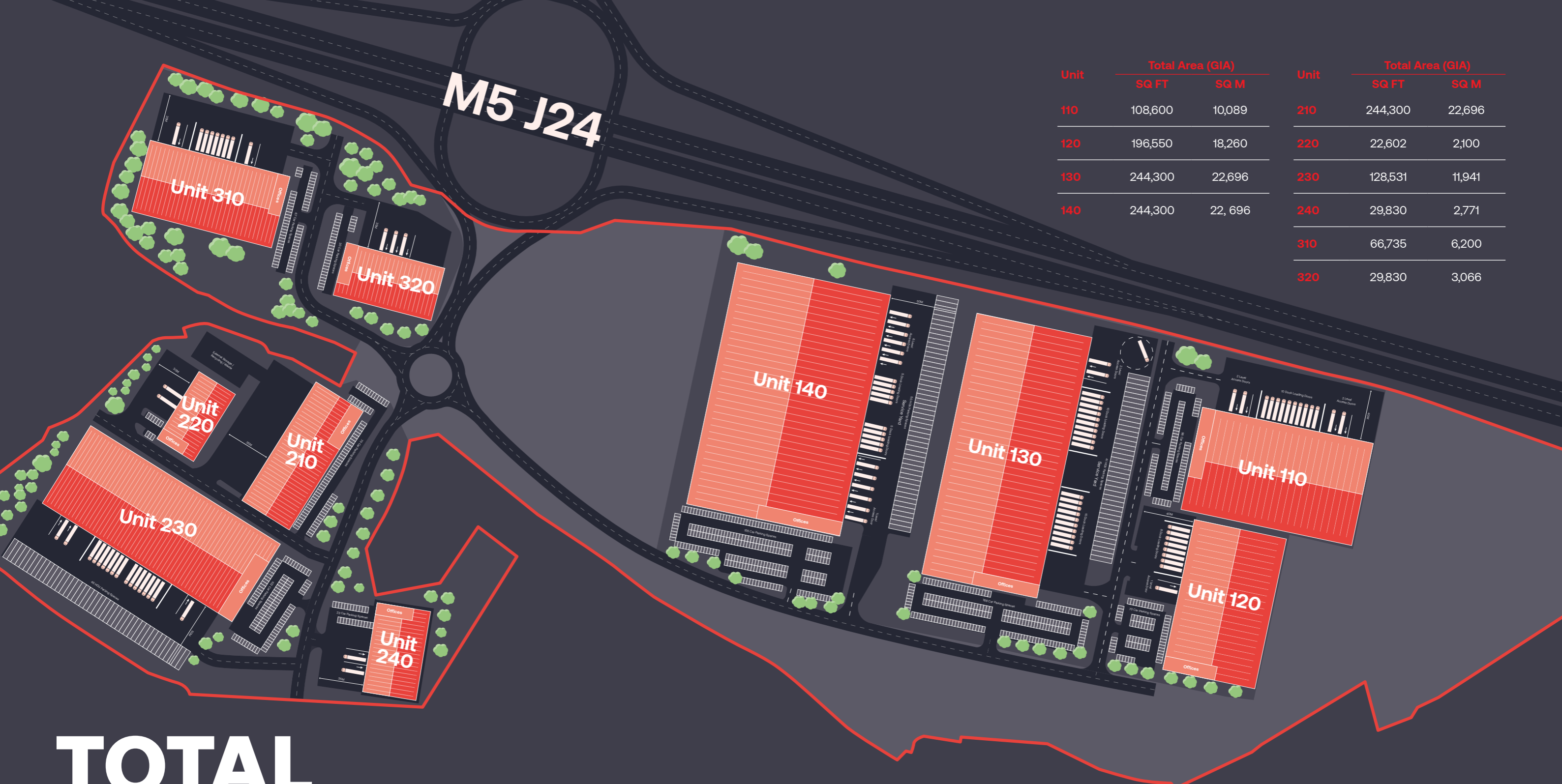
M5 J24

New Motorway
Service Area

Bristol
35 Miles

M5

**DIRECT ACCESS
TO M5 J24**



Unit	Total Area (GIA)		Unit	Total Area (GIA)	
	SQ FT	SQ M		SQ FT	SQ M
110	108,600	10,089	210	244,300	22,696
120	196,550	18,260	220	22,602	2,100
130	244,300	22,696	230	128,531	11,941
140	244,300	22,696	240	29,830	2,771
			310	66,735	6,200
			320	29,830	3,066

TOTAL FLEXIBILITY

Notaro Park is a brand new design and build opportunity on an 88 acre (total) site, adjacent to Junction 24 of the M5.

Outline planning consent has been granted and units are available from 30,000 sq ft through to 500,000 sq ft, on a design and build basis to suit individual occupier needs.

Planning consent has recently been obtained for a new motorway service area, to sit at the southern end of Plot 100, which will provide on the doorstep amenities.



TARGET EPC 'A'



TARGET BREEAM 'EXCELLENT'



HIGH QUALITY OFFICE SPACE



DEDICATED CAR & HGV PARKING



PV ARRAY TO ROOF



NET CARBON ZERO



BESPOKE UNITS AVAILABLE



UP TO 50M YARD DEPTH



UP TO 20MVA POWER SUPPLY



EV CHARGING

IDEALLY LOCATED

Notaro Park is situated in a prominent position, directly adjacent to J24 of the M5.

The site will ultimately extend an already established industrial area in Bridgwater, at J24 of the M5. Nearby occupiers include EDF, Muller and Howard Tenens.

	MILES
Bridgwater	2.5
Bristol	40
Exeter	42
Birmingham	130
London	155

 	MILES
Bristol Airport	27
Portbury Port	34
Avonmouth Port	35
Southampton Port	90
Heathrow Airport	140

GRAVITY SMART CAMPUS

The site is only 6 miles (9 mins travel time) from Gravity Smart Campus, the site of the recently announced TATA-Agratas (battery) gigafactory, which is projected to create over 40,000 new jobs, both directly and in the related supply chain in the years to come.



10.4% of the local working population are employed in **manufacturing** and **7.3% in transport and storage** (exceeding the national average by 2.8% and 2.3% respectively)

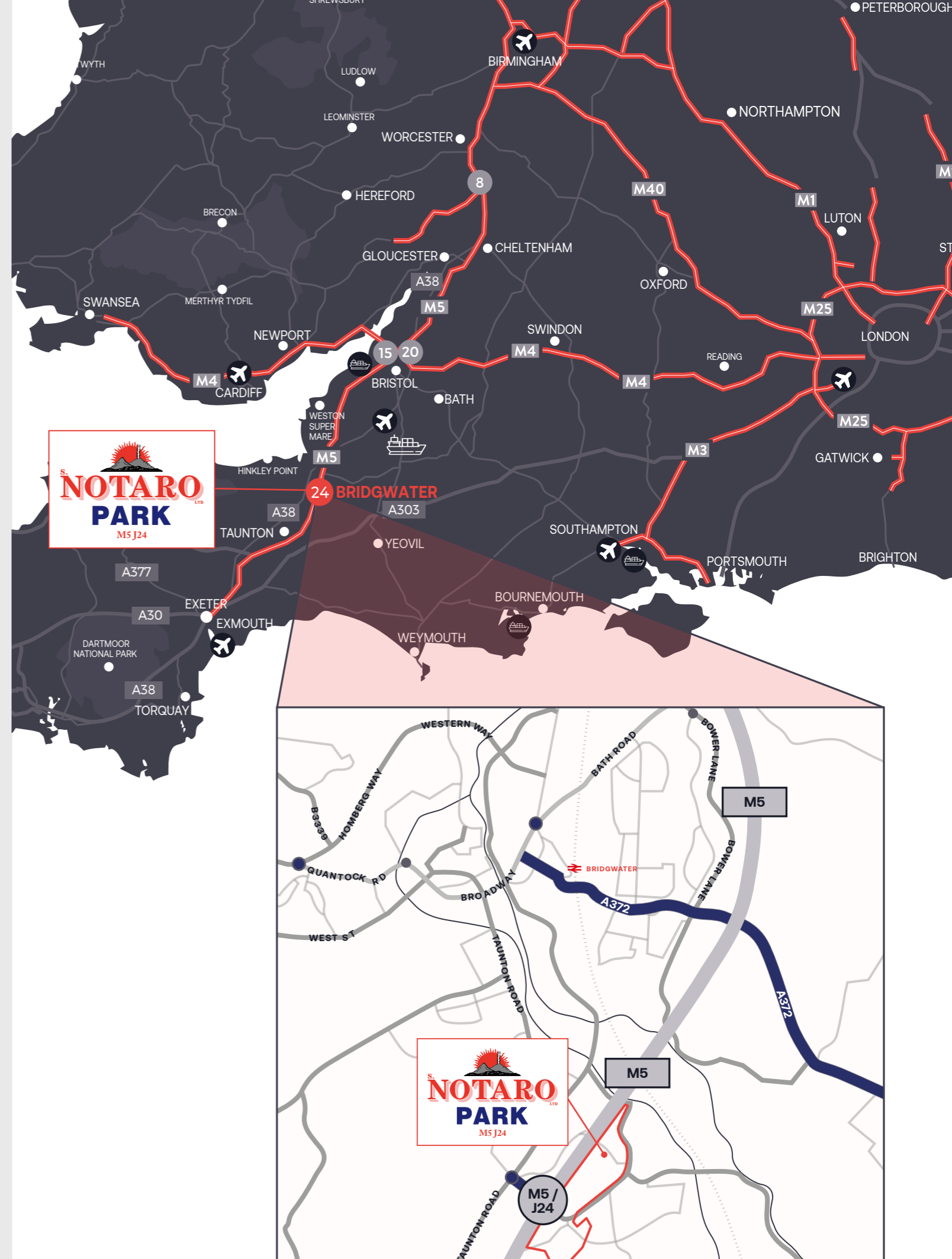


Gross weekly pay is **9% cheaper** in Bridgwater and West Somerset when compared with the UK average



81% of the Bridgwater / West Somerset population are **'economically active'**, compared with 78.8% nationally

Source: Nomis (April 2024).



WE ARE STOFORD

We have committed to be a sustainable business. Our approach to sustainability is to understand the needs of a particular project, the context it sits within and then to procure sustainable solutions by working hand in hand with our occupiers.

Privately owned, with all the shareholders fully employed by the business. A company that listens to your business' needs, to tailor your requirements and to then develop you a building of substance.

So if you are looking for a company with a difference who cares about your business, and your development, then remember who we are. **We are Stoford.**



**Planet Mark
status**



**PV panels and
battery storage
in our own office**



**25% reduction
in energy**



**Trusted contractors
and local labour**



**6,800,000 sq ft of BREEAM
Excellent / Very Good
developments to date**



**Charity donations
and volunteering**



0117 927 6691
0139 242 3696
jll.co.uk/property

CHRIS YATES
07850 658050
chris.yates@jll.com

TIM WESTERN
07711 851 459
tim.western@jll.com

A JOINT DEVELOPMENT BY



STOFORD

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.
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