

## OPPORTUNITY SUMMARY

### OCCUPATION (LEASE OR BUY)

- Available second quarter 2022 with full vacant possession
- To lease or purchase – 352,303 sq ft
- Fully fitted retailer RDC including racking, sprinkler, and staff facilities
- Cross dock high bay warehouse (13m to u/side of haunch) built 1988
- Potential to subdivide from 180,000 sq ft
- Excellent logistics location on motorway junction (Jc 24 /M5)
- Very strong logistics staff recruitment demographics
- 60,000 pallet positions on wide isle

### OR INVESTMENT

- Excellent 'big shed market' conditions, depleted supply levels
- Built to Institutional specification
- Asset management / refurbishment opportunity
- Strategic location to cover South west, South east, and South Wales
- Potential to subdivide with 3 access points and 360-degree circulation
- Significant cap ex savings to any potential in-going tenant
- Prime big box rentals in South West at £7psf, strong letting prospects
- Take-up of large grade A warehouses (> 100,000 sq ft) amounted to 25.8 million sq. ft during H1 2021, 73% up on the five-year, six-monthly average and 46.7 million sq ft of take-up over the past 12 months

**FREEHOLD OFFERS  
IN EXCESS OF  
£21M (£59.61 PSF)**

**NEW  
BIG  
40X**

## DISTRIBUTION WAREHOUSE LOCATED AT J24 M5

**AVAILABLE FREEHOLD WITH  
VACANT POSSESSION MAY 2022**

**Secure  
gated site**

**Cross Dock Unit  
45 dock level doors**

**Clear eaves  
height of 13m**

**360 degree  
site circulation**





## LOCATION

Bridgwater is a key logistics location on the M5 motorway situated between Bristol and Exeter. The property is situated at Huntworth distribution park, immediately adjacent to junction 24 (Bridgwater south) of the M5.

### KEY CRITERIA

**600,000**

people in 20 miles  
travel to work area

**13,500**

new homes planned  
(2011 – 2035)

**7,000**

employed at Hinkley  
Point nuclear site

**81%**

of residents  
economically active

**9%**

projected growth  
rate in population  
(2019 – 2028)

**7%**

less than national  
average of house  
prices

(Source – Sedgemoor DC)

### KEY ROAD DISTANCES FROM BRIDGWATER

Bristol Portbury Docks	34 miles
Bristol	40 miles
Exeter	42 miles
Southampton Docks	87 miles
Birmingham	130 miles
London	156 miles



**0.5 MILES TO  
JUNCTION 24**



**KEY SEDGEMOOR  
OCCUPIERS**

**Refresco**

**Morrisons**  
Since 1899

**Clarks**

**müller**

**To Exeter**

**Muller Dairies**

**Bridgwater Regional Market**

**J24**

**Trig Engineering**

**Moto Bridgwater Services**

**Gadsby**

**J24 EDF**

**Hermes**

**A38**

**M5**

**To Bristol**

**BIG  
BOX  
24**



## DESCRIPTION

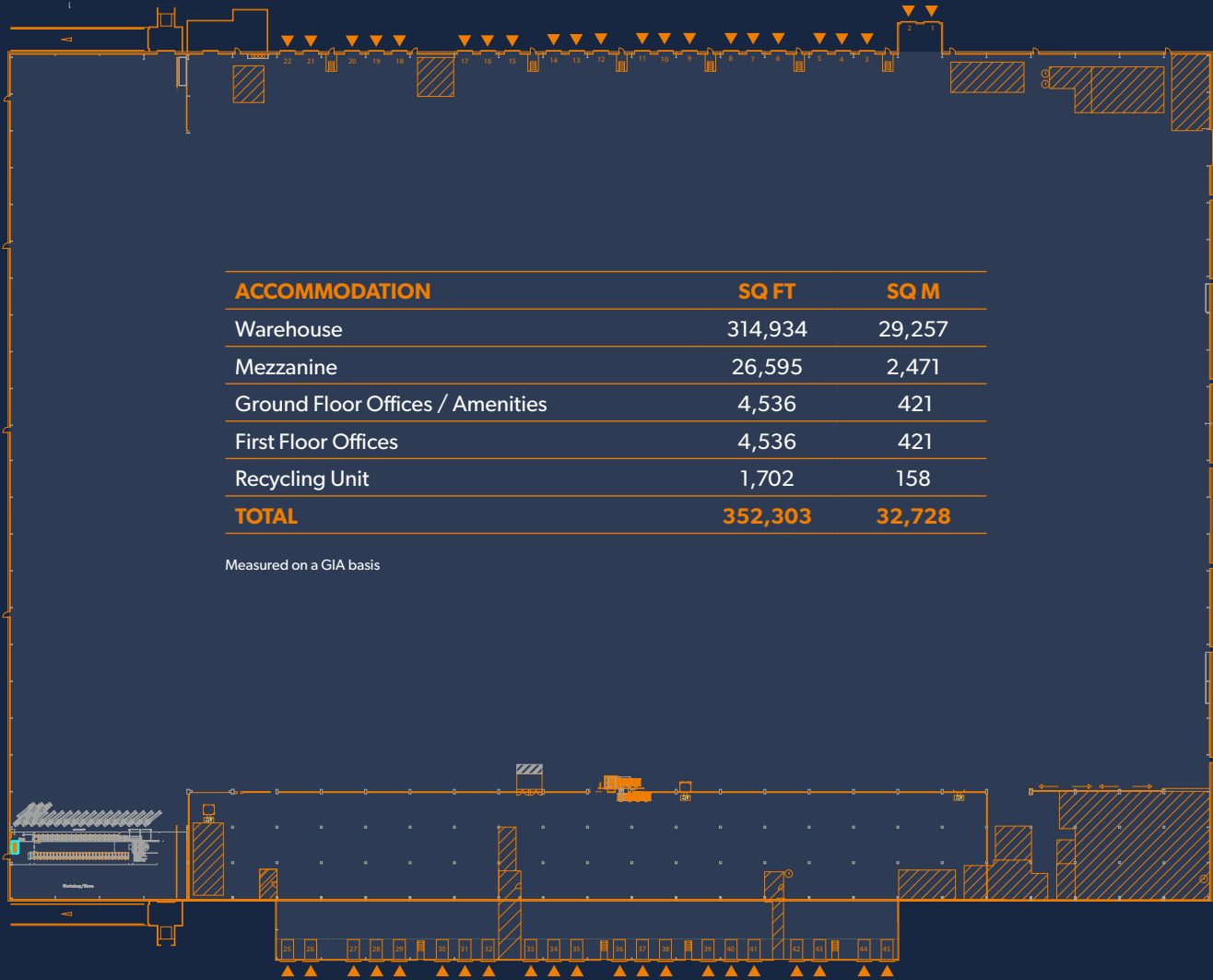
Located alongside the M5 north carriageway, the property comprises a purpose-built regional distribution centre, constructed in 1989 for Argos and further extended in 1999. The site lies at the end of a shared estate road with no through traffic.

The unit sits in the centre of a 20.85-acre site offering a market led cross dock loading arrangement with a modern specification. The building principally has a 13-metre clear internal eaves height to underside of haunch, with lower eaves under the mezzanine level (4.68 m). There is ample yard and parking areas positioned within an overall site density of approximately 40%.

When the building is vacated in 2022 it will offer an occupier the opportunity to take immediate occupation with a range of facilities including racking remaining in position, sprinkler throughout, fuel and staff facilities.



**352,303 SQ FT  
DETACHED UNIT**



Ground Floor Warehouse Plan



# SPECIFICATION

- 

**Two bay portal**  
frame unit
- 

**Clear eaves height of 13m**  
to underside of haunch
- 

**Steel clad external elevations**  
including roof surface
- 

**3 Logistics entry and exit**  
points with barriers
- 

**45 dock level loading doors**  
(over cross dock arrangement)
- 

**Large permanent**  
mezzanine area
- 

**Fully racked – circa 60,000**  
wide isle pallet positions
- 

**Dedicated staff car park**  
with separate access and  
security control
- 

**1 ground level**  
loading door
- 

**Fully fitted unit**  
lighting/heating/sprinkler  
system – in rack - with  
tank and pump, fork truck  
charging station, bailer  
house, fuel dispenser
- 

**Secure fenced site**  
with mix of tarmac, paved  
and concrete loading areas
- 

**Ground and first floor level**  
office accommodation
- 

**Kitchen**  
Canteen





# INVESTMENT AND OCCUPATIONAL REVIEW

## INVESTMENT

The exceptional level of investment activity for distribution warehouses across the UK seen in the second half of last year has continued well into 2021. Total volumes amounted to £3.9 billion to the end of June, 80% up on the five-year half-yearly average of £2.2 billion. According to Property Data, industrial property has made up 32% of commercial property investment volumes during 2021, a record for the market.

The demand for distribution assets remains strong given structural changes in the retail sector and weight of global capital. With the lack of supply in the occupational market further rental growth is expected. Investors will continue to be attracted by what is perceived to be defensive stock and we expect further yield compression. Prime yields are at a record low of 3.75%. According to the MSCI monthly index, the average equivalent yield for distribution property at the end of June was 5.03%, which compares to 5.53% at the end of 2020 and 5.82% a year earlier.

## OCCUPATIONAL

Occupational activity for big box warehousing has also reached record levels for the first half of the year,

continuing the e-commerce fuelled momentum gathered during the second half of 2020.

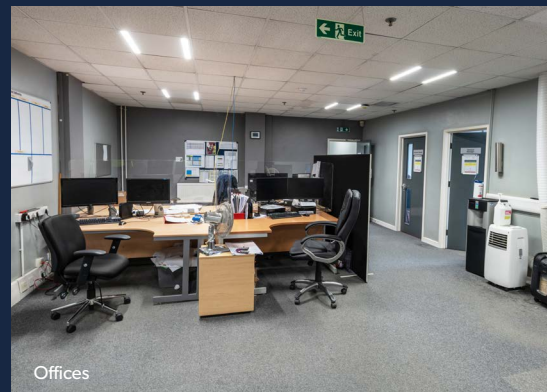
UK Take-up of large grade A warehouses (> 100,000 sq ft) amounted to 25.8 million sq ft during H1, 73% up on the five-year, six-monthly average and 46.1 million sq ft of take-up over the past 12 months. During this time, there have been 162 transactions.

Online retail sales continue at high levels and activity has been driven by ecommerce, whether from retailers directly or third-party logistics providers. The non-food retail sector accounted for 44% of H1 demand, with Amazon alone leasing 13 units totalling 5.4 million sq ft.

The exceptional demand has significantly reduced supply of big box units to 22 million sq ft (6 months take up at current rates). This compares to 25 million sq ft at the end of 2020 and 31 million sq ft at the end of 2019.

With a considerable amount of space under offer and there being no let-up in demand, supply levels are expected to fall further during the second half of the year.

Big Box 24 is an excellent opportunity to engage in this active market.



Offices



Additional Parking / Storage



Loading Area

NEW  
BIG  
BOX





Loading Area East

**BIG  
BOX  
24**



Mezzanine Floor



Locker Room



Loading Area West



Canteen



# SOUTH WEST OCCUPATIONAL MARKET

## THE SOUTH WEST & WALES LOGISTICS MARKET (PRIME UNITS OVER 100,000 SQ FT )

Standing availability in the South west and South Wales markets represents 12 units totalling 2.27 million sq ft. Within that figure 614,000 sq ft (27 %) is currently under offer. Take up in the region during 2021 has already reached 742,000 sq ft demonstrating the patterns of demand and supply and strongly indicating that there will be a severe shortage of standing stock in 2022.

Recent 2021 lettings have included (for general guidance only)

### SOUTH WEST – LETTING TRANSACTIONS

<b>Central Approach</b> Central Park Western Approach Bristol	107,660 sq ft	Deal £7.35 psf 20yr lease	Pre let to Oxford instruments – under construction
<b>WA316</b> Western Approach Avonmouth Bristol	316,128 sq ft	Deal Quoting £5.95 psf 5yr lease	Let to Amazon
<b>Skypark</b> Exeter Devon	203,168 sq ft	Deal 15yr lease	Pre-let to Stovax
<b>Mountpark 360</b> Central Park Bristol	359,500 sq ft	Under offer	Spec unit, PC September 21

Quoting rents on new stock stand at £7.00 - £7.75 psf , rents on second-hand space with more flexible lease terms range from £5.25 psf - £6.50 psf.

**BIG  
BOX  
24**

### THE OPPORTUNITY

Bigbox24 offers a great asset management opportunity to investors with refurbishment, subdivision and flexible letting options in a hugely active market.

For occupiers we can offer you a flexible lease from early 2022 based on the utilisation of a fully fitted modern distribution unit with strong staff recruitment prospects. Full rental terms are on application to the agents.



Goods In



Meeting Rooms



Staff Room



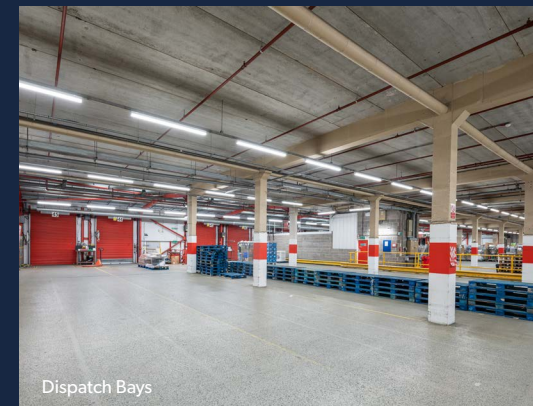


Cross Docking

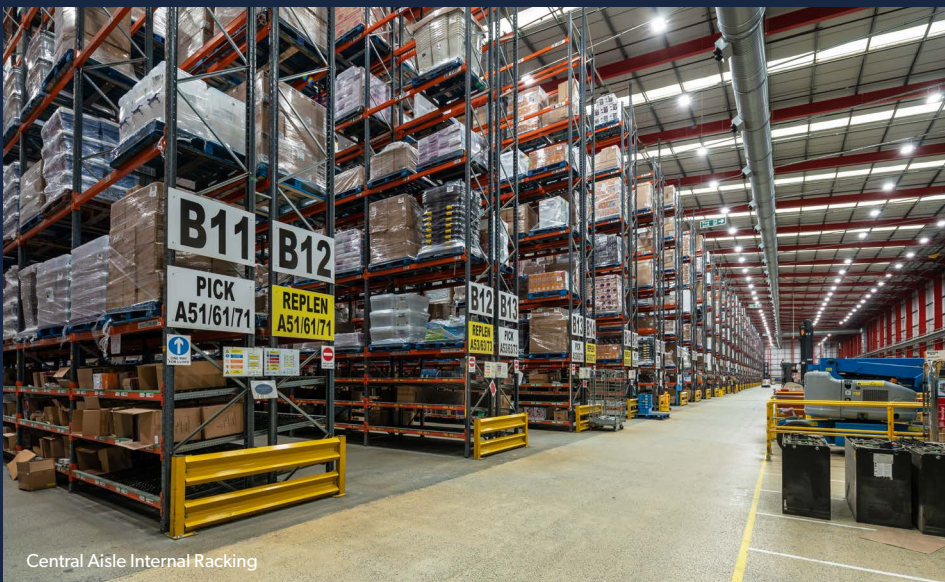
**BIG BOX 24**



Security Gate



Dispatch Bays



Central Aisle Internal Racking



Main Building Entrance