

Cubex156

M5 JUNCTION 22

TARGETING BREEM EXCELLENT



GRADE A SPECULATIVE BUILD
INDUSTRIAL & LOGISTICS UNIT

100,000 – 156,000 SQ FT
(9,290 – 14,493 SQ M)

1 MILE FROM M5 JUNCTION 22 | AVAILABLE FOR OCCUPATION Q4 2024

AVAILABLE FOR OCCUPATION Q4 2024 – TO LET / FOR SALE

A NEW DEVELOPMENT IN A STRATEGIC LOGISTICS LOCATION

Cubex 156 is situated to the South of Bristol, less than 1 mile from the M5 Junction 22, in a highly accessible, recognised logistics location.

Cubex 156 sits at the entrance to the established Isleport Business Park whose occupiers include Yeo Valley, Bakkavor Desserts, Off Site Solutions and Portakabin.

Isleport Business Park also benefits from a range of accessible amenities, including a Travelodge Hotel, Aldi supermarket and Costa Coffee.

Cubex156
M5 JUNCTION 22

Highbridge 156 is located a short 8-mile / 10-minute drive north of Britain's newest 40 GWH gigafactory. TATA has entered a £4Bn contract to develop the 616-acre Gravity Smart Campus in Bridgwater, the proposed facility is to be operated by Jaguar Land Rover (JLR) and will be the company's flagship electric car battery plant in the UK, bringing an estimated 4,000 new jobs to the area.

In addition to Gravity, Hinckley's nuclear power station, which EDF are constructing, forms the largest building site in Europe is only 19 miles (30 minutes) southwest on the north Somerset coast. The construction project is expected to create 25,000 employment opportunities, including 1,000 apprenticeships and to contribute £1.5 billion to the local economy.

North to Bristol/M4 ↑

A38 to Weston-s-Mare

J22

SEDGEMOOR
GRAVANS

THE
WINDMILL
BAR & BISTRIC

A38

Burnham Golf Range

Alpha
CLASSIC MOTORHOMES

M5

Oaktree
Business Park

ALDI

A38 to Bridgwater

COSTA
COFFEE

Cusack

TOOLSTATION

Travelodge

South to Exeter ↓

Yeo
Valley
ORGANIC

Isleport
Business Park

offsite
solutions
FACTORY BUILT BATHROOMS

BAKKAVÖR

📍 CUBEX 156, BRISTOL ROAD, TA9 4BA

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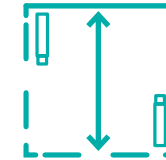
TARGETING BREEAM EXCELLENT AND EPC A RATING

Cubex 156 forms a key extension to an existing major industrial and logistics development.

This high specification building will feature the latest sustainable and ESG features, including EV charging points, extensive cycle facilities and energy efficient lighting, in addition to access to a host of amenities and welfare facilities.



2 Level Access and
16 Dock Level Loading Doors
(inc. 4 Eurodocks)



50 Metre
Yard Depth



1.75 MVA
of Power Available
Immediately



Fully Fenced Secure Yard
- Low Site Coverage of 30%



2 Storey Offices
7,800 Sq ft (725 Sq m)



78 HGV
Parking Spaces



170 Car Parking Spaces
(inc. 8 Accessible, 34 EV,
8 Car Share)



12 Metre
Eaves Height



40 Cycle Spaces
Plus Cycle Shelters

12 M EAVES HEIGHT | 2 LEVEL ACCESS AND 16 DOCK LEVEL LOADING DOORS | 78 HGV PARKING SPACES



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156,000 SQ FT GRADE A SELF-CONTAINED LOGISTICS UNIT ON A 12-ACRE SITE | LOW SITE COVERAGE OF 30%

Cubex156

M5 JUNCTION 22



A38 to
M5 J22

Oaktree
Business Park

A38 to
Bridgwater

Isleport
Business Park



To Highbridge
& Burnham
Railway Station

7,800 SQ FT OFFICES

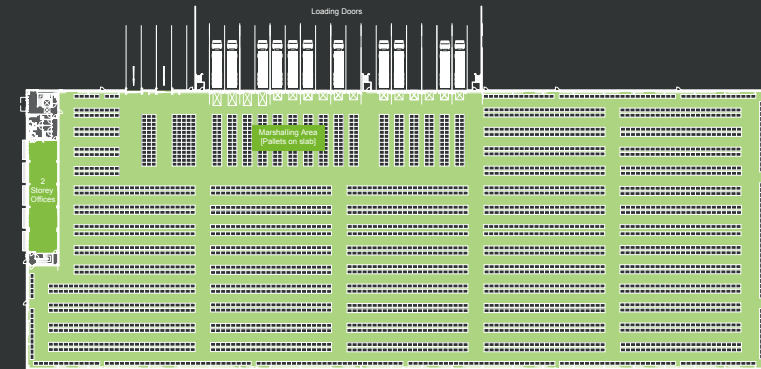
170 CAR PARKING SPACES

Cubex 156 will feature the highest standard of office accommodation and welfare facilities, with occupiers' health and wellbeing at the forefront of the design.

The two storey facility will look across the fully landscaped car park and feature pond incorporating break-out seating to offer an excellent working environment.

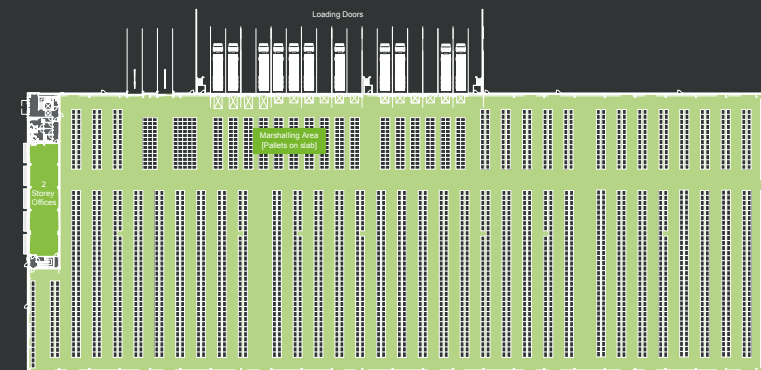
Accommodation	Sq ft	Sq m
Warehouse	148,200	13,768
Ground Floor Office	3,900	362
First Floor Office	3,900	362
Total	156,000	14,493
Security Gatehouse	484	45

Measured on a Gross Internal Area basis



HORIZONTAL LAYOUT

Clear Internal Height to Underside of Haunch	12m
Number of Un-racked Pallet Spaces on Slab	520
Number of Racks Spaces in Plan	2,916
Total Pallet spaces based on 6 racks @ 2m	18,016



VERTICAL LAYOUT

Clear Internal Height to Underside of Haunch	12m
Number of Un-racked Pallet Spaces on Slab	520
Number of Racks Spaces in Plan	2,587
Total Pallet spaces based on 6 racks @ 2m	16,042

INDICATIVE RACKING LAYOUT

SUSTAINABILITY AND WELLBEING THE PERFECT SYNERGY

The scheme is targeting BREEAM Excellent and EPC A rating and will also include electric car charging points, PV's and roof lights to the warehouse space. Energy-efficient lighting, heating and cooling will be installed to encourage reduced energy consumption above Part L Regulations.

The facility is located on the edge of the Somerset Levels and Quantock Hills and there are plenty of attractions nearby (Cheddar Gorge, Glastonbury Tor, Wookey Hole). Also, within a 5-minute drive is the thriving seaside town of Burnham-on-Sea with its beaches, pier and theatre. Other amenities nearby include the Burnham Golf Driving Range and the Windmill Bar & Bistro.



DELIVERING SUSTAINABLE WORKPLACES



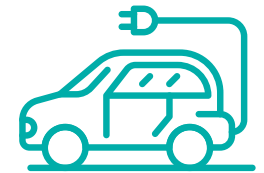
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**BREEAM
Excellent**



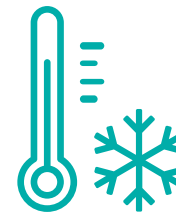
**EPC A
Rating**



**Electric Car
Charging Points**



**Energy-Efficient
Lighting**



**Energy-Efficient
Heating and Cooling**



**15% Roof Lights to
the Warehouse**

1 MILE FROM M5 JUNCTION 22 | ADJACENT TO THE A38

THE PERFECT LOCATION FOR SOUTH WEST DISTRIBUTION NETWORKS

Cubex 156 is situated at Highbridge on the A38 Bristol Road which provides direct access to the M5 Junction 22, 1 mile to the North.

Highbridge is located on the M5 motorway, with Bristol 30 miles to the North and Exeter 53 miles to the South, putting the Southwest's main conurbations such as Taunton, Exeter, Bridgwater and Avonmouth all within short respective drive times.

Highbridge & Burnham Railway Station is 1 mile to the South providing regular national rail connections.

TRAVEL DISTANCES

M5 Junction 22	1 mile	3 mins
Bristol Airport	18 miles	32 mins
Hinkley Point C Power Station	19 miles	37 mins
Avonmouth Docks	29 miles	30 mins
Bristol	30 miles	47 mins
M4/M5 Interchange	32 miles	32 mins
Exeter	53 miles	58 mins

Source: Google Maps



Labour - 600,000 People within 20 Miles Travel to Work Area



Population - 4 Million within 60 Minute Drive Time



1 Mile to M5 Junction 22



29 Miles to Avonmouth Docks



32 Miles to M4/M5 Interchange



 CUBEX 156, BRISTOL ROAD, HIGHBRIDGE TA9 4BA

TERMS

The building is available to let or for sale. Terms to be agreed.

PLANNING

E, B2 and B8 use classes.

RENT

Upon application.

FURTHER INFORMATION

For further information, please contact the joint agents.



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LEGAL COST

Each party to be responsible for their own legal costs.

EPC

To be prepared on completion.
Target EPC A.

BREEAM RATING

Target BREEAM Excellent.



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DEVELOPER AND FUNDER

Cubex Land is a Bristol-based development and property company operating throughout the South West of England and South Wales. The company was launched in 2004 and has undertaken a diverse range of projects in terms of location, market sector, risk profile and deal structure.

Cubex Land is partly owned by Fiera Real Estate which focuses on both creating and actively managing core assets for investors. The UK business was founded in 1992 (as Palmer Capital) and directly manages c.£1bn of AUM in the UK, as well as being a minority shareholder in eight of the UK's leading property companies. Cubex is one of these companies.



SAT NAV REF:  BRISTOL ROAD, TA9 4BA
WHAT3WORDS:  MERMAIDS.DRIVES.MOVED

www.cubex156.co.uk

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M5 JUNCTION 22