

# Cubex156

## M5 JUNCTION 22

TARGETING BREEAM 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







North to Bristol/M4 ↑

A38 to Weston-s-Mare

J22

SEDGE MOOR  
CARAVANS

THE  
WINDMILL  
BAR & BISTRAC

A38

Burnham Golf Range

Alpha  
(CLASSIC MOTORHOMES)

M5

Oaktree  
Business Park

ALDI

A38 to Bridgwater

COSTA  
COFFEE

Cusack

TOOLSTATION

Travelodge

Isleport  
Business Park

Yeo  
Valley  
ORGANIC

offsite  
solutions  
FACTORY BUILT BATHROOMS

BAKKAVÖR

South to Exeter ↓

📍 CUBEX 156, BRISTOL ROAD, TA9 4BA

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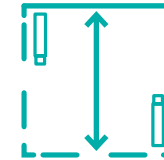
# TARGETING BREEAM EXCELLENT AND EPC A RATING

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

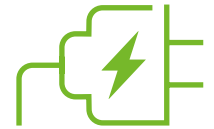
This high specification building will feature the latest sustainable and ESG features, including EV charging points, extensive cycle facilities and energy efficient lighting, in addition to access to a host of amenities and welfare facilities.



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



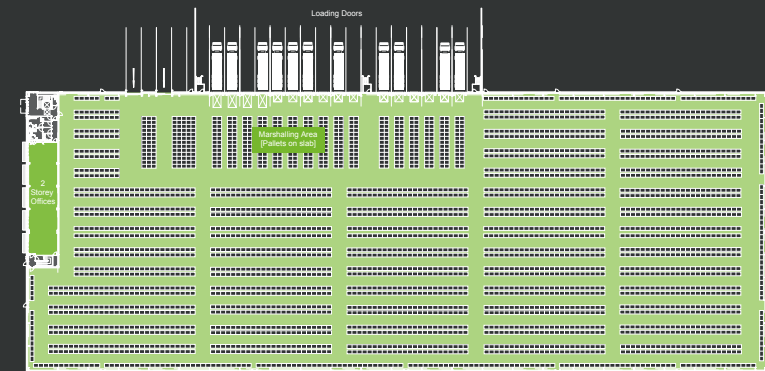
# 7,800 SQ FT OFFICES 170 CAR PARKING SPACES

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.

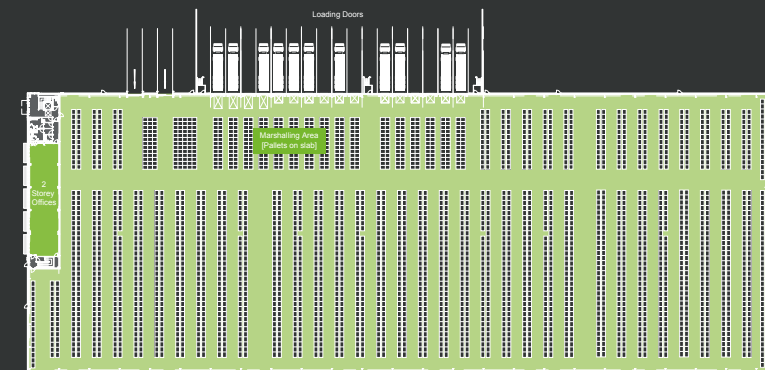
Accommodation	Sq ft	Sq m
Warehouse	148,200	13,768
Ground Floor Office	3,900	362
First Floor Office	3,900	362
<b>Total</b>	<b>156,000</b>	<b>14,493</b>
Security Gatehouse	484	45

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
<b>Total Pallet spaces based on 6 racks @ 2m</b>	<b>18,016</b>



## 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
<b>Total Pallet spaces based on 6 racks @ 2m</b>	<b>16,042</b>

## 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



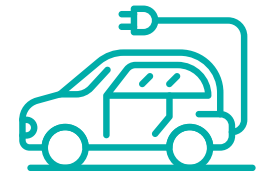
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BREEAM  
Excellent



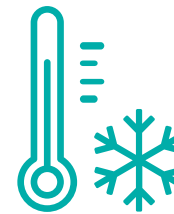
EPC A  
Rating



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**

CUBEX 156 | HIGHBRIDGE | M5 J22

## TERMS

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

## PLANNING

E, B2 and B8 use classes.

## RENT

Upon application.

## 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.

## 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.

## FURTHER INFORMATION

For further information, please contact the joint agents.



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

**www.cubex156.co.uk**

**Cubex156**  
M5 JUNCTION 22