

A development by:



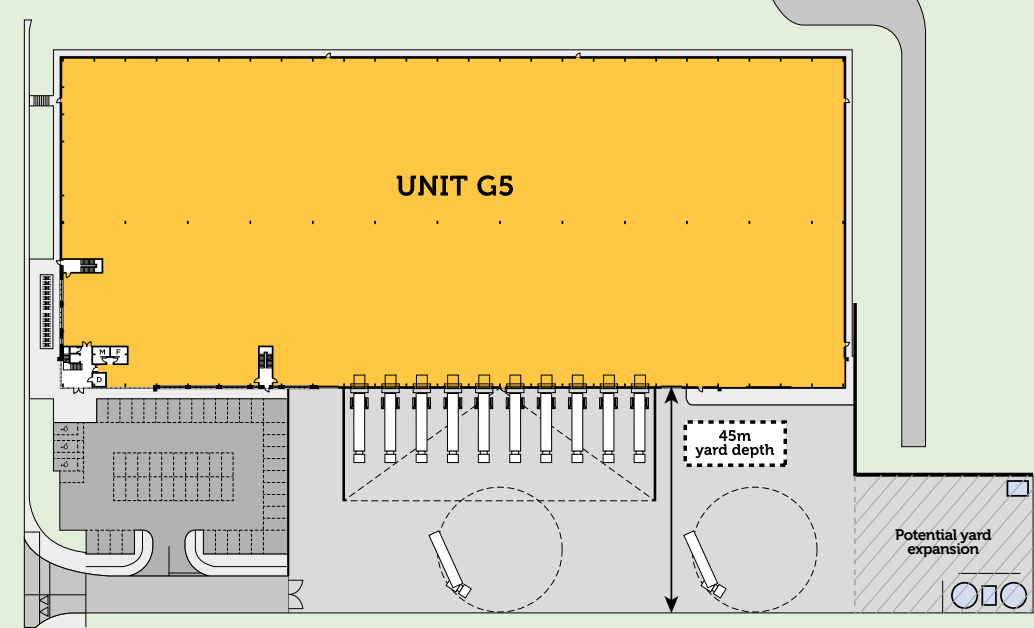
NOW READY FOR OCCUPATION



G5 UNIT 50130 HORIZON 30

NEW DISTRIBUTION / WAREHOUSE UNIT TO LET NORTH BRISTOL BS34 6FE
117,006 sq ft (10,870.2 sq m)

ΛΟΓΙΣΤΗΡΙΟ ΠΑΡΑΧΩΡΗΣΗ



HAUNCH HEIGHT OF 12M



10 DOCK LEVEL DOORS
2 GROUND LEVEL DOORS



50 KN PSM
FLOOR LOADING



J.16 OF THE M5,
5 MINUTE DRIVE



LARGE
SECURE YARD



45M
YARD DEPTH

ACCOMMODATION

AREA	SQ M	SQ FT
GROUND	10,336	111,265
FIRST	533.4	5,741
TOTAL	10,870.2	117,006



SUSTAINABILITY CREDENTIALS

The property has achieved an EPC A rating and also includes electric vehicle charging points, PVs on the roof and rooflights to the warehouse. The offices benefit from energy efficient lighting, heating and cooling, to assist with running costs.

Horizon 38 is situated at the heart of the Filton Enterprise area. Businesses have access to a range of amenities and benefit from excellent public transport connectivity, including the new Metrobus route, linking Bristol Parkway and Cribbs Causeway, passing through Horizon 38.



EPC
'A' RATING



ELECTRIC CAR
CHARGING POINTS



ENERGY EFFICIENT
LIGHTING



ENERGY EFFICIENT
HEATING & COOLING



BREEAM
EXCELLENT



15% ROOF LIGHTS
TO THE WAREHOUSE

LOCATION

Horizon 38 is a modern business park situated in North Bristol. The park benefits from excellent transport links, with Junction 16 of the M5 a 5 minute drive to the North. The A38 links the park with Bristol city centre, 8 miles to the South. Junction 16 of the M5 is situated adjacent to the M4/M5 interchange and provides direct routes to South Wales, the Midlands, London and the wider South West region.

Bristol Parkway mainline station is 1 mile away and will be served by the new Cribbs Patchway Metrobus extension which will also serve the Brabazon development on the former Filton Airfield.

TRANSPORT CONNECTIONS

Patchway Station	0.5 miles
Bristol Parkway	1 mile
J.16 M5	2.2 miles
J.17 M5	2.7 miles
Bristol City Centre	8 miles
Gloucester	37 miles
Cardiff	41 miles
Exeter	84 miles
London	115 miles

EPC A BREEAM Excellent

TERMS

The property is available by way of a new lease on terms to be agreed.

RATES

To be assessed on completion.

Misrepresentation Act. These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. Moose Studios January 2024.

Anti money laundering - In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant.



FURTHER INFORMATION

For further information please contact the joint agents:

www.G5horizon38.co.uk



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