HORREZONS NORTH BRISTOL TRADE UNITS 3,901 50 FT (362 50 M) TO 32,589 50 FT (3,027 50 M) NEW HIGH SPECIFICATION TRADE COUNTER UNITS

Horizon38.com

BOLINGBROKE

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LOCATION38

TAURUS ROAD, PATCHWAY, BRISTOL, BS34 6FB

Horizon 38 is a new mixed use development, situated in North Bristol. The new industrial units are accessed from Gypsy Patch Lane which provides direct access on to the A38 arterial route linking Bristol city centre to the South (8.5 miles) and junction 16 of the M5 motorway to the North (2 miles).

Junction 16 of the M5 motorway is situated adjacent to the M4/M5 interchange and provides direct routes to South Wales, the Midlands, London and Exeter and the wider South West region. Bristol Parkway is situated 1 mile to the East and provides rail services across the country.







DESCRIPTION38

KEY FEATURES

Situated adjacent to new Selco Builders Warehouse

- 6.5 metre haunch height
- Parking and loading access to the front elevation
- 3 phase power supply and mains gas
- Electric loading doors
- 50Kn per sq m floor loading



Tenure

The property is available by way of a new lease for a term of years to be agreed.

Rent

On Application.

Rates

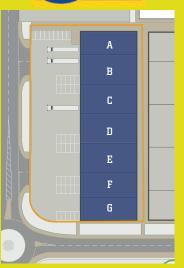
Please verify the rates payable with the local authority.

Planning

The property has consent for B1c, B2 and B8 uses, as set out in the Town and Country (Use Classes) Order 1987. If you have any planning queries, please contact the local authority planning office.



Accommodation			
Α	481.41 sq m	5,181 sq ft	
В	473.65 sq m	5,098 sq ft	
С	362.54 sq m	3,902 sq ft	
D	390.55 sq m	4,203 sq ft	
E	362.45 sq m	3,901 sq ft	
F	475.63 sq m	5,120 sq ft	
G	481.58 sq m	5,184 sq ft	







	Deed
- T	Road

Road	Distance	
M5 (J16)	1.8 miles	4 mins
Bristol Parkway station	1 mi l e	4 mins
M5 (J17)	2.2 mi l es	5 mins
Bristol City Centre	8.5 miles	18 mins
Birmingham	91 mi l es	1 hr 29 mins
London	118 mi l es	2 hrs

Railports

Road	Distance	
Bristol Cabot	7.7 miles	14 mins
Hams Ha ll	96 mi l es	1 hr 33 mins
DIRFT	119 miles	1 hr 53 mins

克 Seaports

Road	Distance	
Avonmouth	7 mi l es	10 mins
Southampton	100 mi l es	1 hr 38 mins
Liverpool	174 mi l es	2 hrs 50 mins
Dover	202 mi l es	3 hrs
Felixstowe	217 mi l es	3 hrs 18 mins

Air		
Road	Distance	
Bristol	17 mi l es	29 mins
Coventry	86 miles	1 hr 36 mins
Birmingham	87 mi l es	1 hr 24 mins
Heathrow	103 mi l es	1 hr 31 mins
East Midlands	122 miles	1 hr 54 mins

Source: Google Maps, travel times are approximate

For more information contact the joint agents:



Giles Weir • 0117 930 5782 giles.weir@eu.jll.com

Henry de Teissier • 0117 930 5603 henry.deteissier@eu.jll.com

GVA 0117 984 2400 gva.co.uk Paul Hobbs • 0117 988 5220 paul.hobbs@gva.co.uk

Byron Hammond • 0117 988 5229 byron.hammond@gva.co.uk A development by:

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