



HORIZON38 NORTH BRISTOL

UNIT G6 41,991 SQ FT (3,901 SQ M)

NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE ACCOMMODATION

Horizon38.com

LOCATION38

UNIT G6, BULLFINCH ROAD, BRISTOL, BS34 6FE

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.



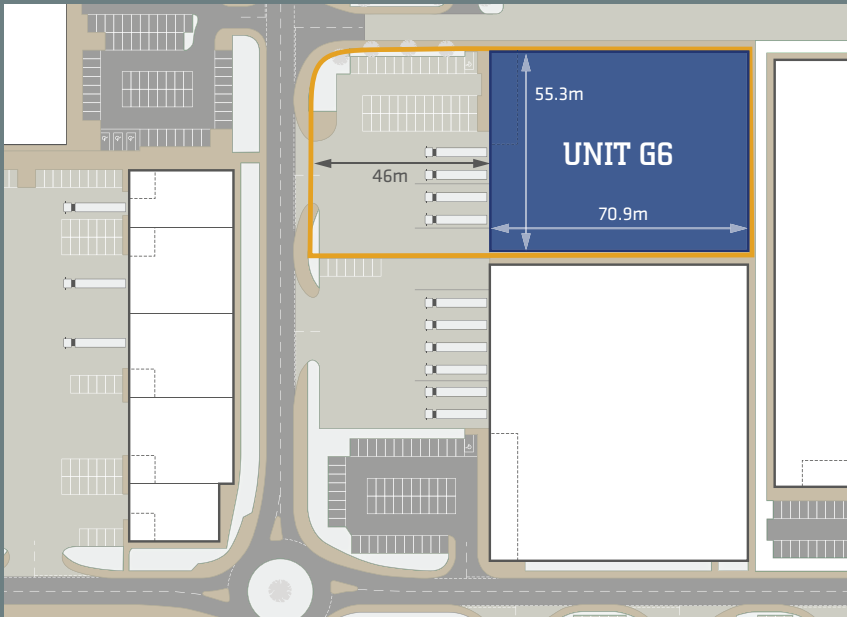
DESCRIPTION38

The property is an industrial/warehouse unit constructed on a steel portal frame under a metal sheet roof. The warehouse has a concrete floor, 3 phase power, mains gas and a haunch height of 10 metres. Loading access is via 2 ground level loading doors and 2 dock level doors. The unit also benefits from ancillary office accommodation, WC facilities and a self contained secure yard area to the front elevation.

KEY FEATURES

- New Grade A self contained detached unit
- 10 metre haunch height
- 46 metre yard depth
- 50 Kn/m2 floor loading
- 2 miles from junction 16 of M5 Motorway





Accommodation

Warehouse	3,716 sq m	40,000 sq ft
Office	185 sq m	1,991 sq ft
Total	3,901 sq m	41,991 sq ft

Tenure

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

Rent

On application.

Rates

On application.

Planning

The property has consent for B1c, B2 and B8 uses, as set out in the Town and Country (Use Classes) Order 1987.





Road

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



Railports

Road	Distance	Time
Bristol Cabot	7.7 miles	14 mins
Hams Hall	96 miles	1 hr 33 mins
DIRFT	119 miles	1 hr 53 mins



Seaports

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



Air

Road	Distance	Time
Bristol	17 miles	29 mins
Coventry	86 miles	1 hr 36 mins
Birmingham	87 miles	1 hr 24 mins
Heathrow	103 miles	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



Paul Hobbs • 0117 988 5220
paul.hobbs@avisonyoung.com

Byron Hammond • 0117 988 5229
Byron.hammond@avisonyoung.com

A development by:



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