



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.



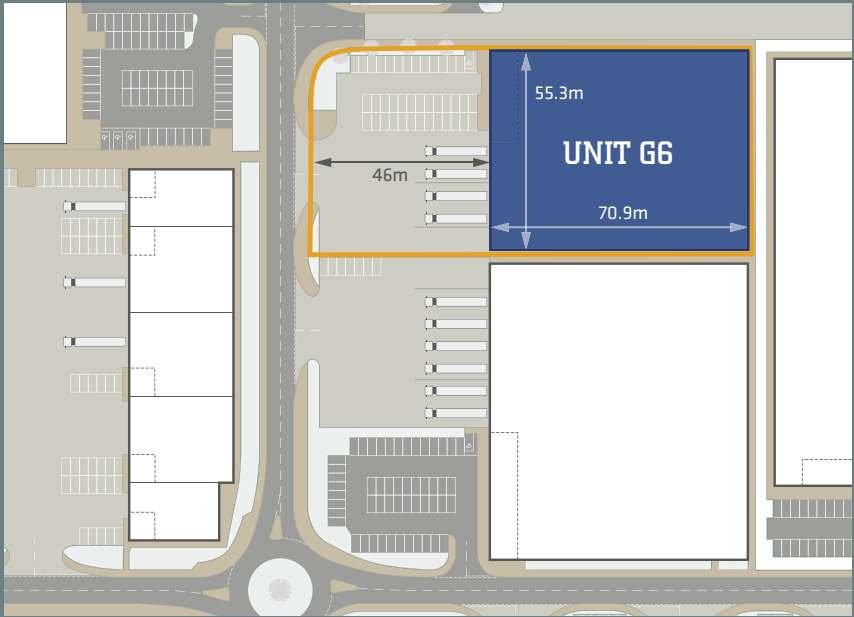
DESCRIPTION38

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:



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