

NEW DISTRIBUTION / WAREHOUSE UNIT TO LET NORTH BRISTOL BS34 6FE 115,600 sq ft (10,740 sq m)





UNIT G5



HAUNCH HEIGHT OF 12M



50 KN PSM FLOOR LOADING

J.16 OF THE M5, 5 MINUTE DRIVE

LARGE SECURE YARD

YARD DEPTH

AREA	SQ M	SQ FT
GROUND	10,220	110,000
FIRST	520	5,600
TOTAL	10,740	115,600



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



ENERGY EFFICIENT HEATING & COOLING



ELECTRIC CAR CHARGING POINTS



BREEAM **EXCELLENT**



ENERGY EFFICIENT

LIGHTING

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.



FURTHER INFORMATION

For further information please contact the joint agents:

www.G5horizon38.co.uk

Misrepresentation Act. These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. Moose Studios April 2023.

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



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