

A development by:



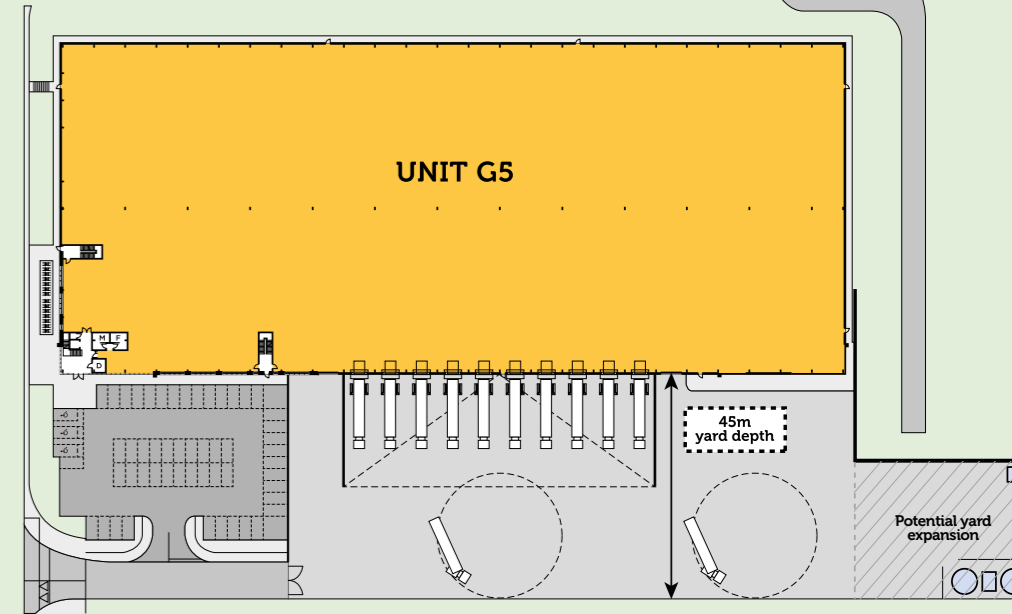
NOW READY FOR
OCCUPATION

G5

UNIT 17 ON 130 HORIZON 30

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

UNIT G5



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	10,220	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



ELECTRIC CAR
CHARGING POINTS



ENERGY EFFICIENT
LIGHTING



ENERGY EFFICIENT
HEATING & COOLING



BREEAM
EXCELLENT



15% ROOF LIGHTS
TO THE WAREHOUSE

