

# HORIZON38

## NORTH BRISTOL

580,000 SQ FT (52,485 SQ M) OF LOGISTICS,  
INDUSTRIAL & TRADE COUNTER SPACE

25 ACRES (10.11 HA) OF MIXED USE  
COMMERCIAL OPPORTUNITIES

[Horizon38.com](http://Horizon38.com)

# DESTINATION38

**HORIZON38** is the destination for business in a thriving mixed use community, within an enterprise area only 3 miles from Bristol city centre and less than 2 miles from the M5.

Horizon38 is located at the heart of the largest mixed use development in the south west region. This exciting employment scheme will deliver up to 1 million sq ft of new accommodation in North Bristol, fronting the A38 and 3 minutes from Jct 16 M5. Horizon38 will be a new landmark in North Bristol.

Opportunities are available for occupiers in two distinct business zones.

## Industrial/Distribution

A speculative phased development of 27 units with a combined total of 580,000 sq ft. Options are available for prominent trade counter units of 3,800 sq ft up to HQ logistics/manufacturing facilities of 115,600 sq ft.

## Mixed Use Commercial

A 25 acre destination commercial park with extensive frontage to the A38, anchored by a high quality hotel, and providing opportunities for motor trade, self-storage, trade counters and showrooms. Options are available on a land sale or design and build basis.



Computer generated image.

# SPECIFICATION38

## Industrial/Distribution

The speculative industrial/distribution project offers 27 flexibly sized and high-specification units from 3,800 sq ft to 115,600 sq ft in four phases.

Accommodation Guide	Unit Size (sq ft)
Phase A	21,400 – 115,600
Phase B	3,800 – 31,850
Phase C	9,900 – 46,900
Phase D	Available for bespoke units up to 115,500 sq ft

The units will be high quality logistics buildings with a market led specification. Full details and layout plans on request.



## Mixed Use

Accessed from the A38, this 25 acre plot with planning consent for commercial and roadside uses meets a range of occupier requirements.



Computer generated images.

# INFORMATION38

**HORIZON38** is situated in a growing region generating 7% of the UK's economic output

- 580,000 sq ft of speculative employment space under construction now, fully funded by major financial institution, BP Pension Fund.
- First delivery of completed logistics/manufacturing units will be in mid 2017 with later phases completed in 2018.
- There remains potential at Horizon38 to accommodate your specific requirements if you have a more individual project.

## Local Economy:

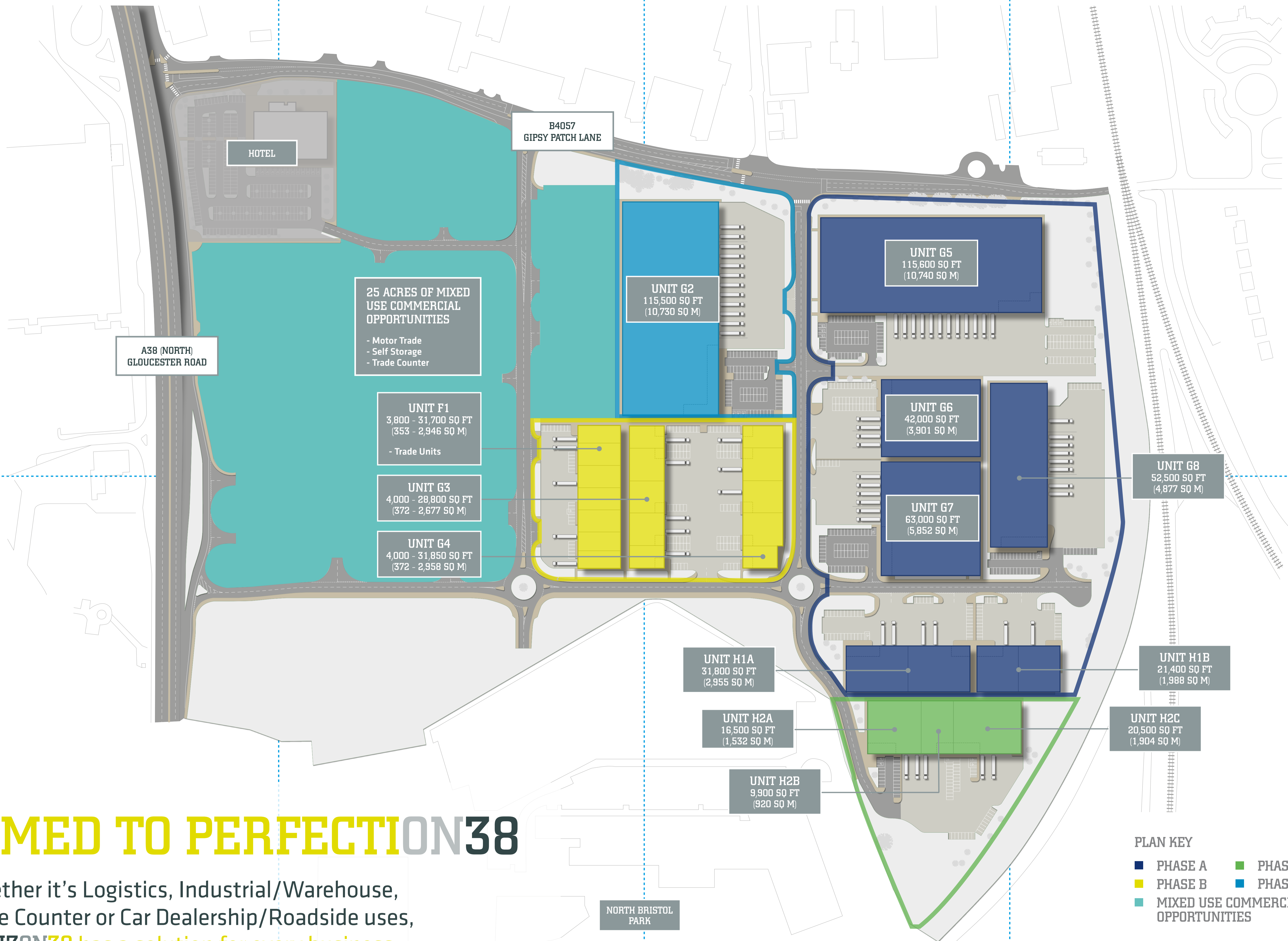
- Bristol is the sixth largest city in the UK with a catchment of 1.6 million people.
- Horizon38 is located within the 100 Ha Filton Enterprise area, a major target for regeneration/inward investment in the region - [www.westofenglandlep.co.uk](http://www.westofenglandlep.co.uk)
- Filton has a long and successful history in advanced engineering, aerospace and defence. The area is the established home of Airbus, Rolls Royce, GKN and Ministry of Defence.
- Following permanent closure of Filton airfield opposite, 5,000 new homes are planned in the wider area.
- The North fringe of Bristol is a highly concentrated quality employment area and key United Kingdom investment location.
- Horizon38 is within easy access to public transport connections and The Mall at Cribbs Causeway, a 1.8 million sq ft retail/leisure park (Jct 17, M5).
- Improving communications with Metrobus connections, adjacent rail station and only minutes from the motorway network.

Useful Resources:

[www.travelwest.info/metrobus](http://www.travelwest.info/metrobus)

[www.southglos.gov.uk](http://www.southglos.gov.uk)

[www.bristolandbath.co.uk/investment-hotspots](http://www.bristolandbath.co.uk/investment-hotspots)






# TIMED TO PERFECTION<sup>38</sup>

Whether it's Logistics, Industrial/Warehouse, Trade Counter or Car Dealership/Roadside uses, **HORIZON<sup>38</sup>** has a solution for every business.

**PLAN KEY**

- PHASE A
- PHASE B
- PHASE C
- PHASE D
- MIXED USE COMMERCIAL OPPORTUNITIES



 15 mins to The Cribbs Causeway  
 4 mins to the M5  
 1 hr 35 mins to London

**Royal Mail**

**A38 (NORTH)  
GLOUCESTER ROAD**

**25 ACRES OF MIXED USE COMMERCIAL OPPORTUNITIES**

- Motor Trade
- Self Storage
- Trade Counter

**FORMER  
FILTON AIRFIELD**

**HOTEL**

**GYPSY PATCH LANE**



**PHASE D**

**PHASE A**

**PATCHWAY RAIL STATION**

**PHASE B**

**PHASE C**

 Every 15 mins to Bristol City centre  
 17 miles away



# THE ULTIMATE COMBINATION 38

**M5 JUNCTION 15  
M4 JUNCTION 20**

**JUNCTION 16**

**M5**

**AZTEC WEST**

**M4**

**BRADLEY STOKE**

**M5**

**JUNCTION 17**

**THE MALL  
CRIBBS CAUSEWAY  
RETAIL LEISURE**

**A38**

**LITTLE STOKE**

**ROLLS  
ROYCE**

**NEW  
RESIDENTIAL AREA  
5,000 HOMES**

**FORMER FILTON AIRFIELD**

**HORIZON 38**

**NORTH BRITISH PARK**

**AIRBUS | BAE SYSTEMS**

**BRISTOL PARKWAY**



## Road

Road	Distance	Time
M5 (J16)	1.8 miles	4 mins
Bristol Parkway station	1.6 miles	4 mins
M5 (J17)	2.2 miles	5 mins
Bristol City Centre	8.8 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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