



# HORIZON38 NORTH BRISTOL

**UNIT G8** 52,497 SQ FT (4,877 SQ M)

NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE ACCOMMODATION

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



# LOCATION38

## **UNIT G8, BOLINGBROKE WAY, 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.

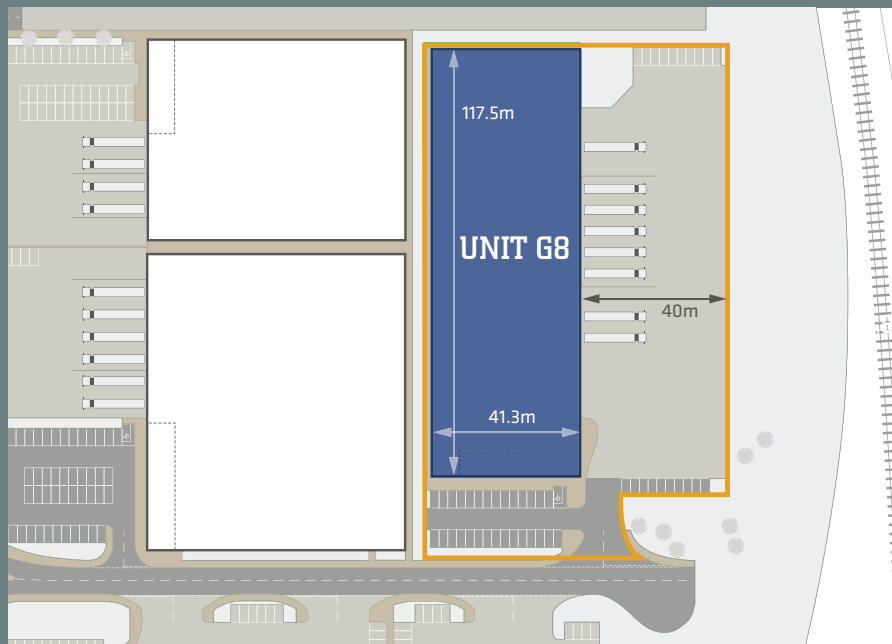


# DESCRIPTION38

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 4 ground level loading doors and 4 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
- 40 metre yard depth
- 50 Kn/m2 floor loading
- 2 miles from junction 16 of M5 Motorway



## Accommodation

Warehouse	4,645 sq m	50,000 sq ft
Office	232 sq m	2,497 sq ft
<b>Total</b>	<b>4,877 sq m</b>	<b>52,497 sq ft</b>

## 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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