



# HORIZON38 NORTH BRISTOL

**G3/G4 UNITS** 4,500 SQ FT (418 SQ M) TO 31,850 SQ FT (2,958 SQ M) NEW HIGH SPECIFICATION LIGHT INDUSTRIAL UNITS

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



# LOCATION38

## **BOLINGBROKE WAY, PATCHWAY, BRISTOL, BS34 6FB**

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

## KEY FEATURES

- 6.5 metre haunch height
- 3 phase power supply and mains gas
- Electric loading doors
- Parking and loading access to the front elevation
- 50Kn per sq m floor loading

## Tenure

The property is available by way of a new lease for a term of years to be agreed.

## Rent

On Application.

## Rates

Please verify the rates payable with the local authority.

## Planning

The property has consent for B1c, B2 and B8 uses, as set out in the Town and Country (Use Classes) Order 1987. If you have any planning queries, please contact the local authority planning office.



## Accommodation

Unit	Ground Floor ft <sup>2</sup>	Mezzanine ft <sup>2</sup>	Total m <sup>2</sup>	ft <sup>2</sup>
G3a	4,000	500	419	4,500
G3b	6,000	600	631	6,600
G3c	6,000	600	631	6,600
G3d	6,000	600	631	6,600
G3e	4,000	500	419	4,500
G4a		LET		
G4b	6,795	605	687	7,400
G4c	6,795	605	687	7,400
G4d	6,795	605	687	7,400
G4e	4,000	500	419	4,500



## 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:



Giles Weir • 0117 930 5782  
giles.weir@eu.jll.com

Henry de Teissier • 0117 930 5603  
henry.deteissier@eu.jll.com



Paul Hobbs • 0117 988 5220  
paul.hobbs@gva.co.uk

Byron Hammond • 0117 988 5229  
byron.hammond@gva.co.uk

A development by:



Misrepresentation Act: Important notice: JLL, Bilfinger GVA and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and JLL and Bilfinger GVA have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2018.