



BOLINGBROKE WAY

HORIZON38 NORTH BRISTOL

TRADE UNITS 3,901 SQ FT (362 SQ M) TO 32,589 SQ FT (3,027 SQ M) NEW HIGH SPECIFICATION TRADE COUNTER UNITS

Horizon38.com

LOCATION38

TAURUS ROAD, 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

Situated adjacent to new Selco Builders Warehouse

- 6.5 metre haunch height
- Parking and loading access to the front elevation
- 3 phase power supply and mains gas
- Electric loading doors
- 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.

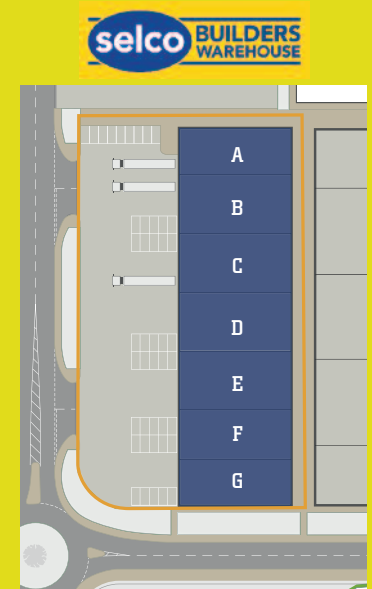
Planning

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

A	481.41 sq m	5,181 sq ft
B	473.65 sq m	5,098 sq ft
C	362.54 sq m	3,902 sq ft
D	390.55 sq m	4,203 sq ft
E	362.45 sq m	3,901 sq ft
F	475.63 sq m	5,120 sq ft
G	481.58 sq m	5,184 sq ft





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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A development by:



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