HORIZON 38
NORTH BRISTOL
UNIT G6 41,991 SQ FT (3,901 SQ M)
NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE ACCOMMODATION
Horizon38.com
LOCATION

UNIT G6, BULLFINCH ROAD, 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.

DESCRIPTION

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

<table>
<thead>
<tr>
<th></th>
<th>Warehouse</th>
<th>Office</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>sq m</td>
<td>3,716</td>
<td>185</td>
<td>3,901</td>
</tr>
<tr>
<td>sq ft</td>
<td>40,000</td>
<td>1,991</td>
<td>41,991</td>
</tr>
</tbody>
</table>

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.
Misrepresentation Act: Important notice: JLL, Avison Young 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 clients 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 regulations or other consent and JLL and Avison Young have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. November 2019.