HORIZON 38 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
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.
DESCRIPTON 38

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.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Ground Floor</th>
<th>Mezzanine</th>
<th>Total</th>
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<tbody>
<tr>
<td>G3a</td>
<td>4,000</td>
<td>500</td>
<td>419</td>
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<tr>
<td>G3b</td>
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<tr>
<td>G3c</td>
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<td>600</td>
<td>631</td>
</tr>
<tr>
<td>G3d</td>
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<td>G3e</td>
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<tr>
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<td>687</td>
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For more information contact the joint agents:

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A development by:

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