

A development by:



OCCUPATION Q2 2023

G5 UNID1701120 HORIZON30

NEW DISTRIBUTION / WAREHOUSE UNIT TO LET NORTH BRISTOL BS34 6FE
115,600 sq ft (10,740 sq m)

Indicative Image

UNION30 HORIZON30



HAUNCH HEIGHT
OF 12M



10 DOCK LEVEL DOORS
2 GROUND LEVEL DOORS



50 KN PSM
FLOOR LOADING



J.16 OF THE M5,
5 MINUTE DRIVE



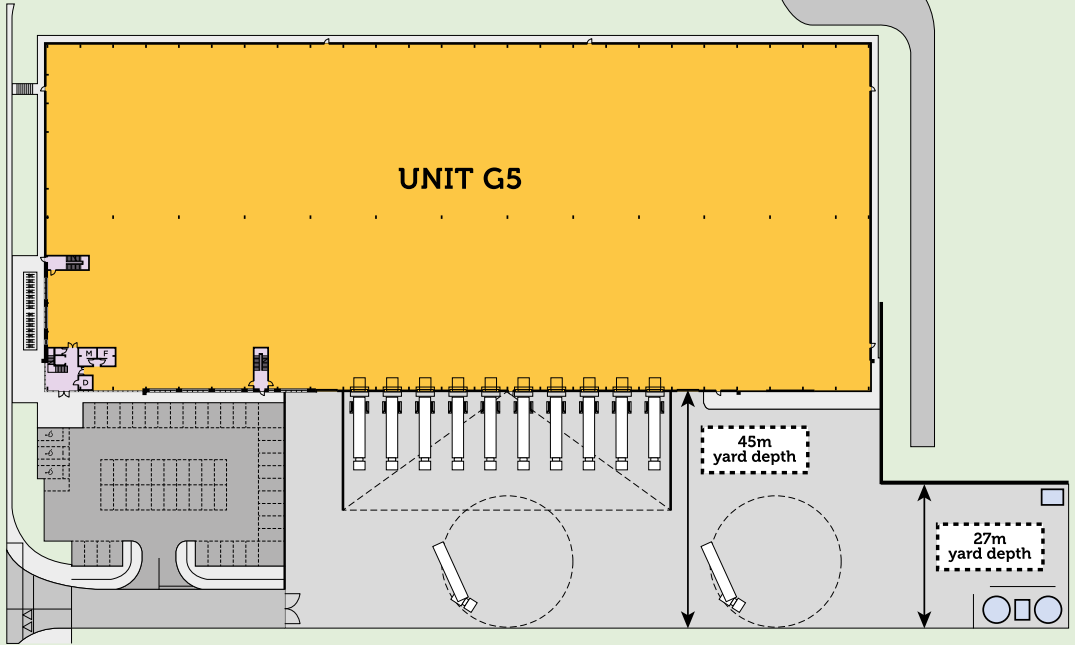
LARGE
SECURE YARD



45M
YARD DEPTH

ACCOMMODATION

AREA	SQ M	SQ FT
GROUND	10,220	110,000
FIRST	520	5,600
TOTAL	10,740	115,600



SUSTAINABILITY CREDENTIALS

The property is targeting an EPC A rating and will also include electric vehicle charging points, PVs on the roof and rooflights to the warehouse. The offices will benefit from energy efficient lighting, heating and cooling, to assist with running costs.

Horizon 38 is situated at the heart of the Filton Enterprise area. Businesses have access to a range of amenities and benefit from excellent public transport connectivity, including the new Metrobus route, linking Bristol Parkway and Cribbs Causeway, passing through Horizon 38.



EPC 'A' RATING



ELECTRIC CAR CHARGING POINTS



ENERGY EFFICIENT LIGHTING



ENERGY EFFICIENT HEATING & COOLING



BREEAM EXCELLENT



15% ROOF LIGHTS TO THE WAREHOUSE



LOCATION

Horizon 38 is a modern business park situated in North Bristol. The park benefits from excellent transport links, with Junction 16 of the M5 a 5 minute drive to the North. The A38 links the park with Bristol city centre, 8 miles to the South. Junction 16 of the M5 is situated adjacent to the M4/M5 interchange and provides direct routes to South Wales, the Midlands, London and the wider South West region.

Bristol Parkway mainline station is 1 mile away and will be served by the new Cribbs Patchway Metrobus extension which will also serve the Brabazon development on the former Filton Airfield.

TRANSPORT CONNECTIONS

Patchway Station	0.5 miles
Bristol Parkway	1 mile
J16 M5	2.2 miles
J17 M5	2.7 miles
Bristol City Centre	8 miles
Gloucester	37 miles
Cardiff	41 miles
Exeter	84 miles
London	115 miles

EPC

Provided on completion.

LEGAL COSTS

Each party to bear their own costs in this transaction.

RATES

To be assessed on completion.

Misrepresentation Act. These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. Moose Studios October 2022.

Anti money laundering - In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant.

