

G6 HORIZON38

NORTH BRISTOL BS34 6FD

UNDERGOING
COMPREHENSIVE
REFURBISHMENT



///TRUCK.TREE.HOSTS

MODERN DISTRIBUTION / WAREHOUSE UNIT
42,000 sq ft (3,902 sq m)

TO LET

UNIT G6, BULLFINCH ROAD, BRISTOL, BS34 6FD

Horizon 38 is a mixed use development, situated in North Bristol. The 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.

The property is an industrial/warehouse unit of steel portal frame construction under a metal composite 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.



G6 HORIZON38



Images taken 2019



**HAUNCH HEIGHT
OF 10M**



**2 DOCK LEVEL DOORS
2 GROUND LEVEL DOORS**



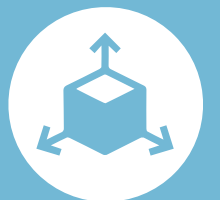
**50 KN PSM
FLOOR LOADING**



**5 MINUTE DRIVE TIME TO
M4/M5 INTERCHANGE**



**34 PARKING
SPACES**



**SECURE YARD -
46M DEPTH**

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Neighbouring occupiers include:

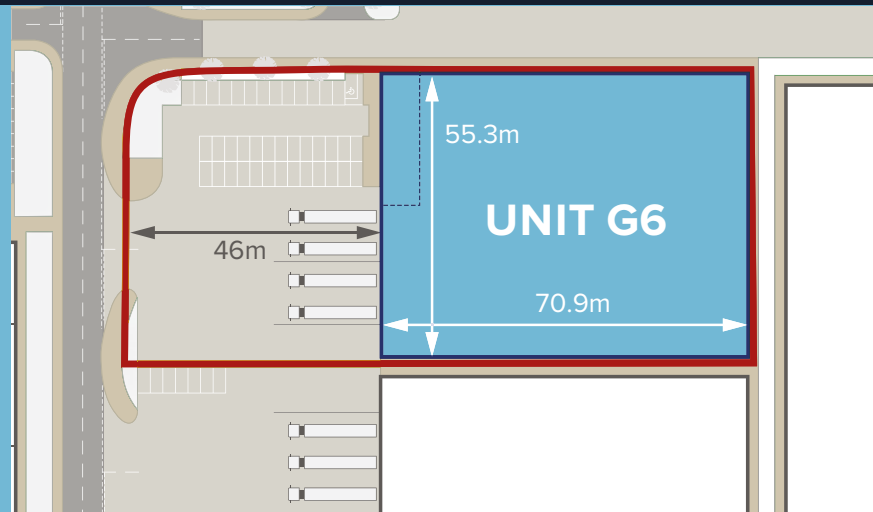


- 1 Argos
- 2 Rolls Royce
- 3 Village Hotel
- 4 GKN Aerospace
- 5 Sytner Bristol
- 6 Royal Mail
- 7 Brabazon (up to 6,000 new homes)
- 8 Airbus
- 9 BAE Systems
- 10 Elemis



ACCOMMODATION

AREA	SQ M	SQ FT
WAREHOUSE	3,716	40,000
OFFICE	186	2,000
TOTAL	3,902	42,000



EPC A (16)

BREEAM Excellent

TERMS

The property is available by way of a new lease on terms to be agreed.



G6 HORIZON 38

- 1 Rolls Royce
- 2 Tyres Direct UK
- 3 Drive Mg/Vauxhall
- 4 Village Hotel
- 5 Sytner Bristol
- 6 Aerospace Bristol
- 7 Lidl
- 8 Brabazon
- 9 GKN Aerospace
- 10 Airbus Operations UK
- 11 Tesla
- 12 SGS Filton Campus
- 13 Safestore Self Storage
- 14 SIG Distribution
- 15 North Bristol And Great Western Ambulance
- 16 NHS Blood And Transport
- 17 Ceva Logistics
- 18 D-Tech UK

- 19 Argos
- 20 Graphcore
- 21 SGS College
- 22 Rowden Technologies
- 23 UK Biobank Bristol
- 24 Selco Builders
- 25 Royal Mail

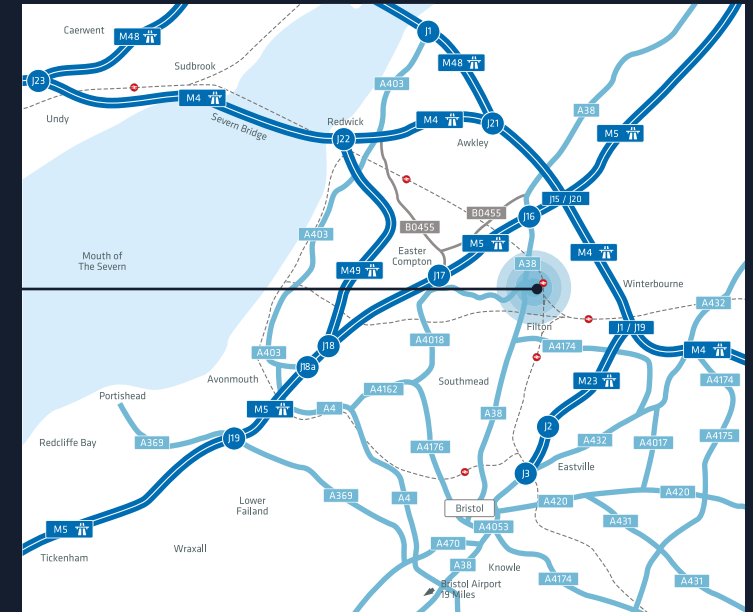
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Anti money laundering - In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant.

RATEABLE VALUE £355,000.

FURTHER INFORMATION

For further information please contact the joint agents:



TRANSPORT CONNECTIONS

Patchway Station	0.5 miles	Gloucester	37 miles
Bristol Parkway	1 mile	Cardiff	41 miles
J.16 M5	2.2 miles	Exeter	84 miles
J.17 M5	2.7 miles	London	115 miles
Bristol City Centre	8 miles		



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