



BRAND NEW TRADE COUNTER UNITS **TO LET** NORTH BRISTOL BS34 6FE
 UNITS AVAILABLE FROM 3,901 TO 5,184 SQ FT. (362 - 481 SQ M)

HORIZON38



KEY FEATURES

- Brand new, high specification units
- 6.5m haunch height
- Electric loading doors
- Excellent profile on to main estate road
- Situated adjacent to Car Shop, GKN R&D facility and Selco
- Sizes available from 3,901 - 5,184 sq ft

LOCATION

- 2 miles from J.16 of the M5 motorway
- Direct access on to the A38 and onwards to Bristol city centre (8 miles)
- Cribbs Causeway 1 mile away
- Major new North Bristol growth area
- Established employment location, with key occupiers such as GKN, Airbus, Rolls Royce and Apec Braking all situated nearby



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	Under Offer	

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

On application.

PLANNING

The property has consent for B1c, B2 & B8 uses, in addition to the retailing and display of goods. Further details available from the joint agents.



FURTHER INFORMATION

For further information please contact the joint agents:



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