

# Unit G8, Horizon 38

BOLINGBROKE WAY, PATCHWAY, BRISTOL, BS34 6FG

To Lease







## DESCRIPTION

The property comprises a modern detached steel portal frame warehouse/ industrial unit. Internally, the warehouse benefits from a concrete flooring with 50kn floor loading, 3 phase electricity, PIR florescent strip lighting and 11.5m eaves height.

The unit also benefits from extensive office accommodation on both ground and first floor, including delivery offices and canteen/ staff welfare.

The warehouse benefits from 4 ground level loading doors and 4 dock level loading doors. The yard is 40m depth and there are 52 car parking spaces adjacent to the main office entrance yard.

## ACCOMMODATION

AREA	SQ. FT	SQ. M
Ground Floor Warehouse	39,433	3,663.37
Delivery Office, Canteen and Ancillary Accommodation	7,325	680.51
First Floor Office and Ancillary	7,325	680.51
<b>Total (GIA)</b>	<b>54,084</b>	<b>5,024.39</b>

## TERMS

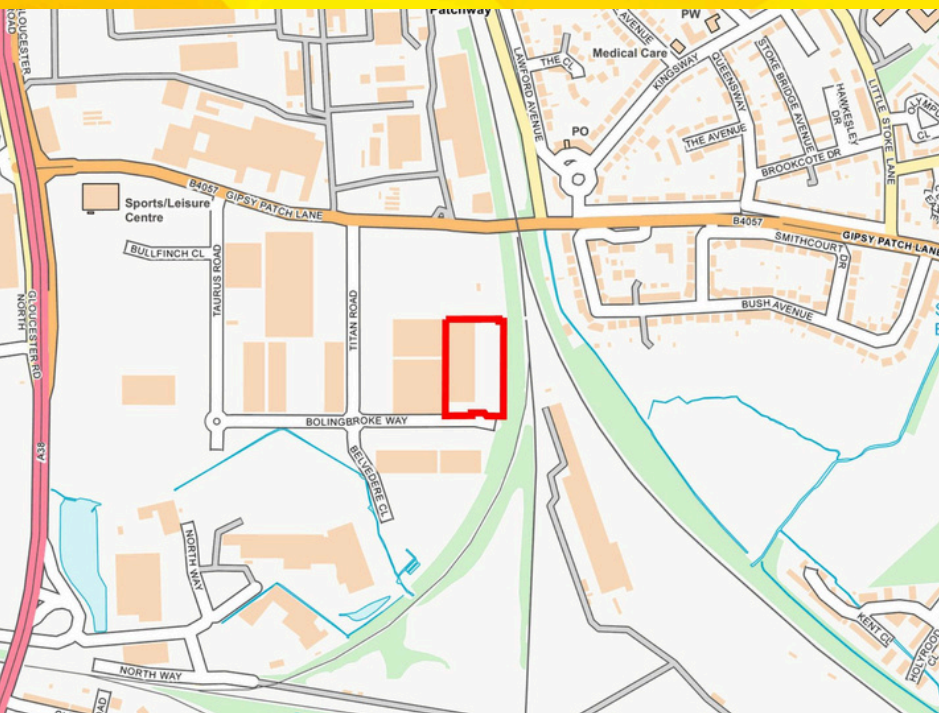
The property is available on an assignment for a term expiring 10th July 2034 (9 years unexpired). Further terms available upon application.





## TRANSPORT CONNECTIONS

Bristol Parkway	1.9 miles
J.16 M5	2.2 miles
J.17 M5	2.7 miles
Bristol City Centre	8.2 miles
Cardiff	37 miles
London	116 miles
Bristol Airport	17 miles



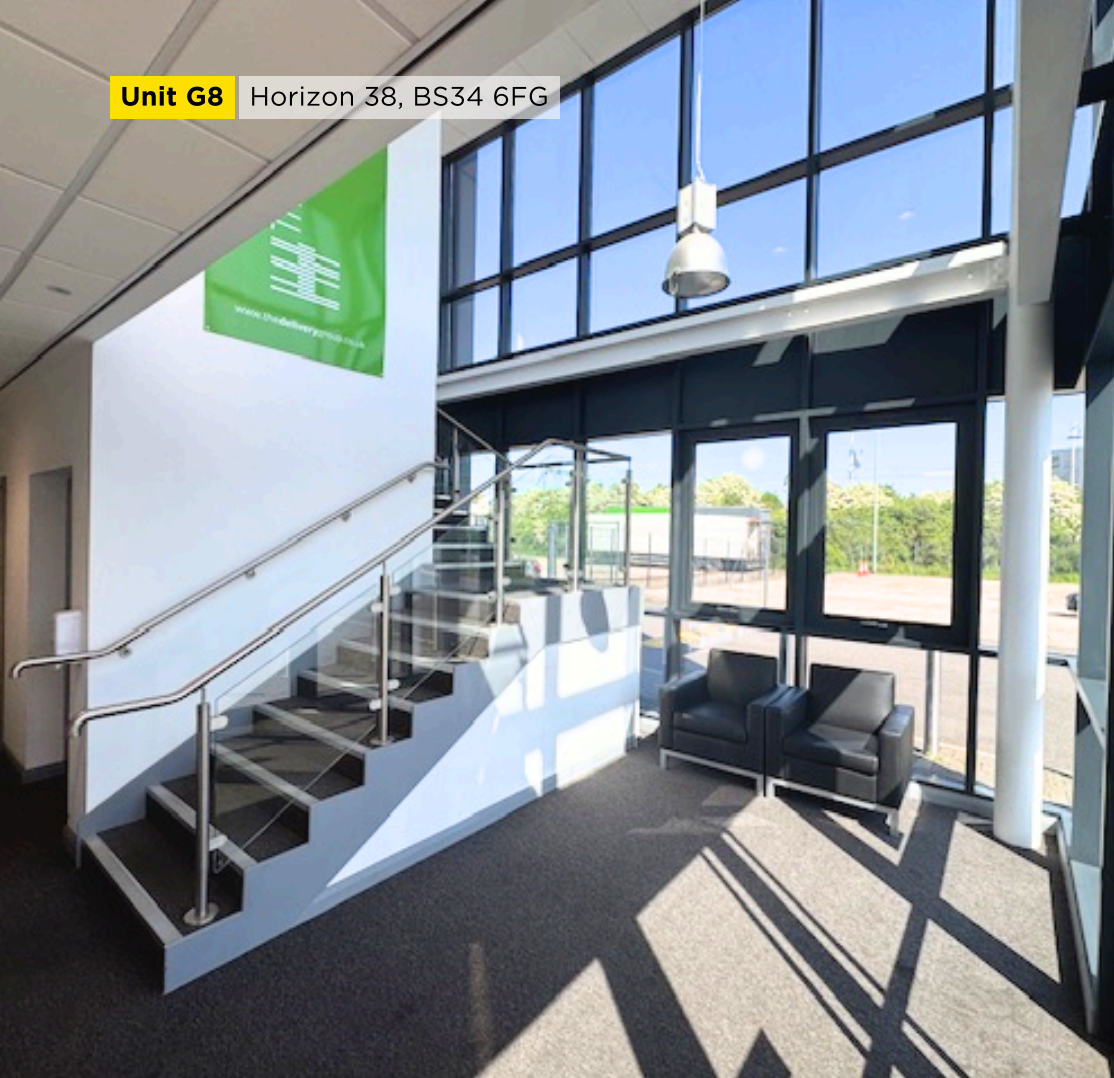
## LOCATION

The property is located in North Bristol within the new mixed use development, Horizon 38, just off the B4057. The site provides access to national motorway networks via the A38 which leads to Junction 16 of the M5 which is adjacent to the M4/M5 interchange. The site is also only 1.9 miles from Bristol Parkway train station.

Neighbouring occupiers include Sytner, Rowden Technologies, Argos, Rolls Royce & Elemis. The site also benefits from local amenities such as The Village Hotel and The Mall at Cribbs Causeway Shopping Centre.

The site will also benefit from the new YTL development, Barbizon on the former Filton Airfield.





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## PLANNING

The property has planning consent for use classes B1(c), B2 and B8 in accordance the Town and Country Planning Act 1987.

## EPC

The property has a EPC rating of B-48. Certificate available upon request.

## BUSINESS RATES

The property has a rateable value of £375,000 based on the 1st of April 2023 rating list

## LEGAL COSTS

Each party to bear their own costs.

## CONTACT

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