NORTH BRISTOL

Horizon38.com

TRADE UNITS  3,800 SQ FT (353 SQ M) TO 31,700 SQ FT (2,945 SQ M) NEW HIGH SPECIFICATION TRADE COUNTER UNITS
**LOCATION 38**

**BOLINGBROKE WAY, PATCHWAY, BRISTOL, BS34 6FB**

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 onto 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.

**KEY FEATURES**

- 6.5 metre haunch height
- 3 phase power supply and mains gas
- Full height electric loading doors
- Parking and loading access to the front elevation
- Situated adjacent to new Selco Builders Warehouse
- 50Kn per sq m floor loading

**Accommodation**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
<th>Square Feet</th>
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</thead>
<tbody>
<tr>
<td>F2a</td>
<td>465 sq m</td>
<td>5,000 sq ft</td>
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<tr>
<td>F2b</td>
<td>465 sq m</td>
<td>5,000 sq ft</td>
</tr>
<tr>
<td>F2c</td>
<td>353 sq m</td>
<td>3,800 sq ft</td>
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<tr>
<td>F2d</td>
<td>380 sq m</td>
<td>4,100 sq ft</td>
</tr>
<tr>
<td>F2e</td>
<td>353 sq m</td>
<td>3,800 sq ft</td>
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<tr>
<td>F2f</td>
<td>465 sq m</td>
<td>5,000 sq ft</td>
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<tr>
<td>F2g</td>
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<td>5,000 sq ft</td>
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</tbody>
</table>

**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.