



Unit G3D, Horizon 38, Bolingbroke Way, Filton, North Bristol, BS34 6FE

TO LET

Area: 6,600 sq ft (613 sq m) | Rent PA: POA

LOCATION

Horizon 38 is a new mixed use development, situated in North Bristol. The new industrial/trade units are accessed from Gypsy Patch Lane, which provides direct access on to the A38. Junction 16 (2 miles) 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

- New/Modern Trade Unit.
- High Profile mixed-use development.
- Close proximity to M4/M5 Intersection.
- Large loading and car parking area.
- Immediately available.
- Close proximity to Village Hotel & Gym.
- 7.4m eaves (8.8m clear height).
- 50Kn per sq m floor loading.

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DESCRIPTION

The subject property is a new/modern mid-terraced warehouse/trade unit, in a prime location in North Bristol. The unit has recently become available and has office/kitchen and wc's at ground level with mezzanine storage above. The warehouse space has LED Lighting, 7.4m to eaves and access is via 2 electric roller shutter doors.

Externally, there is a large loading yard and ample car parking. The unit is located close to the entrance and would suit a trade occupier or an occupier requiring a high profile location.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	5,268	489
GF Office	670	62
FF Mezzanine	662	62
TOTAL	6,600 SQ FT	613 SQ M

TENURE:

Sublease/assignment of existing lease, which is due to expire 15/3/29. The rent is currently under review.

PLANNING:

The property has consent for Class E, B2 and B8 uses.

RENT PA: POA

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: The Rateable Value is £54,500. Please contact the agents for rates payable.

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

VIEWING:

For further information or to arrange a viewing, please contact:

Rob Russell
Russell Property Consultants
01179 732 007
07540 994 123
rob@russellpc.co.uk

Chris Miles
Russell Property Consultants
01179 732 007
07970 886 740
chris@russellpc.co.uk

SUBJECT TO CONTRACT