NORTH BRISTOL

580,000 SQ FT (52,485 SQ M) OF LOGISTICS, INDUSTRIAL & TRADE COUNTER SPACE

25 ACRES (10.11 HA) OF MIXED USE COMMERCIAL OPPORTUNITIES

Horizon38.com
**DESTINATION38**

**HORIZON38** is the destination for business in a thriving mixed use community, within an enterprise area only 3 miles from Bristol city centre and less than 2 miles from the M5.

Horizon38 is located at the heart of the largest mixed use development in the south west region. This exciting employment scheme will deliver up to 1 million sq ft of new accommodation in North Bristol, fronting the A38 and 3 minutes from Jct 16 M5. Horizon38 will be a new landmark in North Bristol.

Opportunities are available for occupiers in two distinct business zones.

**Industrial/Distribution**

A speculative phased development of 27 units with a combined total of 580,000 sq ft. Options are available for prominent trade counter units of 3,800 sq ft up to HQ logistics/manufacturing facilities of 115,600 sq ft.

**Mixed Use Commercial**

A 25 acre destination commercial park with extensive frontage to the A38, anchored by a high quality hotel, and providing opportunities for motor trade, self-storage, trade counters and showrooms. Options are available on a land sale or design and build basis.
**SPECIFICATION38**

**Industrial/Distribution**
The speculative industrial/distribution project offers 27 flexibly sized and high-specification units from 3,800 sq ft to 115,600 sq ft in four phases.

<table>
<thead>
<tr>
<th>Accommodation Guide</th>
<th>Unit Size (sq ft)</th>
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</thead>
<tbody>
<tr>
<td>Phase A</td>
<td>21,400 - 115,600</td>
</tr>
<tr>
<td>Phase B</td>
<td>3,800 - 31,850</td>
</tr>
<tr>
<td>Phase C</td>
<td>9,900 - 46,900</td>
</tr>
<tr>
<td>Phase D</td>
<td>Available for bespoke units up to 115,500 sq ft</td>
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</table>

The units will be high quality logistics buildings with a market led specification. Full details and layout plans on request.

**Mixed Use**
Accessed from the A38, this 25 acre plot with planning consent for commercial and roadside uses meets a range of occupier requirements.

**INFORMATION38**

**HORIZON38 is situated in a growing region generating 7% of the UK’s economic output**

- 580,000 sq ft of speculative employment space under construction now, fully funded by major financial institution, BP Pension Fund.
- First delivery of completed logistics/manufacturing units will be in mid 2017 with later phases completed in 2018.
- There remains potential at Horizon38 to accommodate your specific requirements if you have a more individual project.

**Local Economy:**
- Bristol is the sixth largest city in the UK with a catchment of 1.6 million people.
- Horizon38 is located within the 100 Ha Filton Enterprise area, a major target for regeneration/inward investment in the region – [www.westofenglandlep.co.uk](http://www.westofenglandlep.co.uk)
- Filton has a long and successful history in advanced engineering, aerospace and defence. The area is the established home of Airbus, Rolls Royce, GKN and Ministry of Defence.
- Following permanent closure of Filton airfield opposite, 5,000 new homes are planned in the wider area.
- The North Fringe of Bristol is a highly concentrated quality employment area and key United Kingdom investment location.
- Horizon38 is within easy access to public transport connections and The Mall at Cribbs Causeway, a 1.8 million sq ft retail/leisure park (Jct 17, M5).
- Improving communications with Metrobus connections, adjacent rail station and only minutes from the motorway network.

Useful Resources:
www.travelwest.info/metrobus
www.southglos.gov.uk
www.bristolandbath.co.uk/investment-hotspots
Whether it’s Logistics, Industrial/Warehouse, Trade Counter or Car Dealership/Roadside uses, HORIZON38 has a solution for every business.
A38 (NORTH): GLOUCESTER ROAD

25 ACRES OF MIXED USE COMMERCIAL OPPORTUNITIES
- Motor Trade
- Self Storage
- Trade Counter

FORMER FILTON AIRFIELD

15 mins to The Cribbs Causeway
4 mins to the M5
1 hr 35 mins to London

17 miles away

4 mins to the M5
1 hr 35 mins to London

15 mins to The Cribbs Causeway

Every 15 mins to Bristol City centre

1 hr 35 mins to London

Every 15 mins to Bristol City centre

17 miles away

FORMER FILTON AIRFIELD

A38 (NORTH): GLOUCESTER ROAD

25 ACRES OF MIXED USE COMMERCIAL OPPORTUNITIES
- Motor Trade
- Self Storage
- Trade Counter

HOTEL

GYPSY PATCH LANE

PHASE D

PHASE A

PHASE B

PHASE C

FORMER FILTON AIRFIELD

17 miles away

Every 15 mins to Bristol City centre

1 hr 35 mins to London

15 mins to The Cribbs Causeway

4 mins to the M5

1 hr 35 mins to London

17 miles away

Every 15 mins to Bristol City centre
Road

<table>
<thead>
<tr>
<th>Road</th>
<th>Distance</th>
<th>Time</th>
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<tbody>
<tr>
<td>M5 (J16)</td>
<td>1.8 miles</td>
<td>4 mins</td>
</tr>
<tr>
<td>Bristol Parkway station</td>
<td>1.6 miles</td>
<td>4 mins</td>
</tr>
<tr>
<td>M5 (J17)</td>
<td>2.2 miles</td>
<td>5 mins</td>
</tr>
<tr>
<td>Bristol City Centre</td>
<td>8.8 miles</td>
<td>18 mins</td>
</tr>
<tr>
<td>Birmingham</td>
<td>91 miles</td>
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<tr>
<td>London</td>
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<tbody>
<tr>
<td>Bristol Cabot</td>
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<td>Hams Hall</td>
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<td>DIRFT</td>
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Seaports

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<tbody>
<tr>
<td>Avonmouth</td>
<td>7 miles</td>
<td>10 mins</td>
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<tr>
<td>Southampton</td>
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<tr>
<td>Liverpool</td>
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<tr>
<td>Dover</td>
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<tr>
<td>Felixstowe</td>
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Air

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<th>Road</th>
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<tbody>
<tr>
<td>Bristol</td>
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<tr>
<td>Coventry</td>
<td>86 miles</td>
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<tr>
<td>Birmingham</td>
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<tr>
<td>Heathrow</td>
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</tr>
<tr>
<td>East Midlands</td>
<td>122 miles</td>
<td>1 hr 54 mins</td>
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For more information contact the joint agents:

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