



SKYLINE PARK

8 Skyline Park, Bristol, BS4 5EN
Premises for Lease



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Your new headquarters to **grow, thrive** and **engage**

This well-maintained facility at 8 Skyline Park is an ideal studio or versatile space. The spacious property features off-street parking, rear yard access, air conditioning, a shower room, and three-phase power.

It also includes two restrooms, a kitchen, and extensive networking. Existing drape infrastructure can be removed. The unit is part of a vibrant community within an estate that boasts an iconic airliner, offering a unique and dynamic environment.





An expression of **sustainability**

- 8 Skyline Park features superlative sustainability standards
- EPC rating of D (77)
- Ultra-high insulation standards
- Air source heat pumps in offices
- MVHR System
- Monitoring of every circuit in the property via Emporia
- Three phase electric car charging available





A hub for a thriving team

8 Skyline Park has extensive wellness features including:

- First-floor offices with extensive natural light
- Small office spaces on the first floor
- A large meeting room
- Two medium-sized studio spaces on the ground and first floors
- One large-sized studio on the ground floor
- Kitchen/ Social space
- Shower facilities







Advanced Building Systems

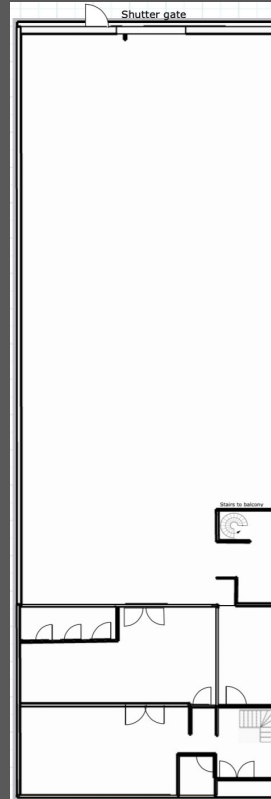
- Unifi fibre and Cat6e network infrastructure
- Paxton Access door entry systems
- Full estate-wide mesh wifi system
- Backup power
- Night-mode power system
- Full fire alarm inc laser break beams
- Intruder alarm
- Video screens on Signwave network control
- Air source heat pumps and air conditioning
- Gas heating for main warehouse (rarely needed due to insulation)

Specifications

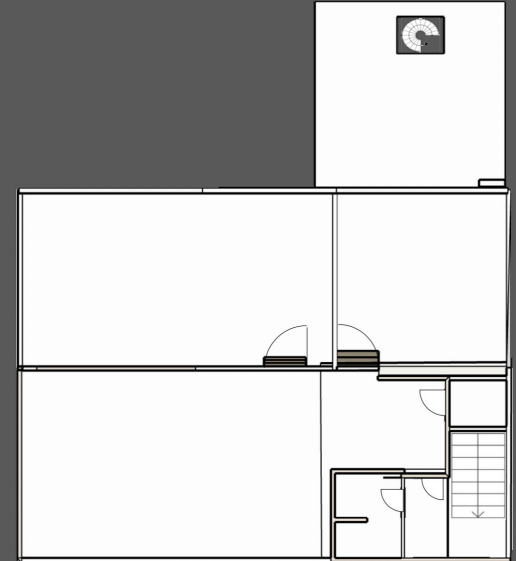
Ground Floor	450 sq m	4844 sq ft
1st floor	122 sq m	1312 sq ft
Total	577sq m	6156 sq ft
Eave height	3.5m	
Apex Height	4.2m	
Off-street car parking spaces	2	
Lorry access	Yes	
Power	100 amp three phase	
EPC	D77	
Usage	B1/ B7 / B8	



Floorplans:



Ground Floor



First Floor

Specific Measurements Upon Request

Location

Ideally located in *Brislington*, East Bristol.

- Bristol City Centre - *4.2 miles*
- Bath City Centre - *9.8 miles*
- Bristol Temple Meads train station - *4 miles*
- Bristol Airport - *9.6 miles*
- M4 - *8.9 miles*
- M5 - *12 miles*

8 Skyline Park

Bristol

BS4 5EN



Contact

To register your interest and gain access to the data room please visit this [link](#) or scan the QR Code:

Autonomous Investments (Properties) Limited

