



## Unit G3E Horizon 38 Filton, Bristol, BS34 6FE

### TO LET

Area: 4,724 sq ft (439 sq m) | Rent PA: £67,580

### 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



## Unit G3E Horizon 38 Filton, Bristol, BS34 6FE

### DESCRIPTION

The subject property is a new/modern end-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 one 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
Trade & warehouse	4,325	402
First floor	399	37
<b>TOTAL</b>	<b>4,724 SQ FT</b>	<b>439 SQ M</b>

### TENURE:

Sublease/assignment of existing lease, which is due to expire 14/3/29. The rent is £67,580 per annum.

### PLANNING:

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

<b>RENT PA:</b>	£67,580	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	The rateable value is £42,250.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

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

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

### SUBJECT TO CONTRACT