

SKYLINE

BULLFINCH CLOSE FILTON, BRISTOL BS34 6FG

EIGHT PRIME URBAN WAREHOUSING UNITS
RANGING FROM 5,000 SQ FT – 8,000 SQ FT
(OPPORTUNITY TO COMBINE UNITS TO 26,000 SQ FT)

AVAILABLE NOW

THE SKY'S THE LIMIT



0.5 MILES
from the Filton Airfield development

6 MILES
north of Bristol city centre

7 MILES
from Avonmouth port



OVER 30,000
vehicle movements along the A38 per day

0.1 MILES
from the A38 / Gloucester Road

3 MILES
south of the M4 / M5 interchange



3.2 MILLION PEOPLE
within 50 minutes

31 MILLION PEOPLE
within 150 minutes

>6,000 NEW HOMES
being built at Filton Airfield



1.2 MILES
from Bristol Parkway Station

1.5 MILES
from new Filton Airfield development train station
and metro bus station



BUILT ABOVE THE REST

The scheme comprises two terraces of high specification urban logistics and light industrial warehouses.

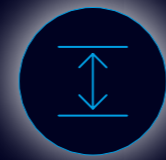
The individual units cover a wide range of sizes and can be efficiently consolidated to accommodate larger requirements:

| Unit 1 | Sq Ft | Sq M | Unit 2 | Sq Ft | Sq M |
|--------------|---------------|----------------|--------------|--------------|--------------|
| Warehouse | 9,975 | 926.7 | Warehouse | 7,974 | 740.8 |
| Office | 2,166 | 201.2 | Office | 1,379 | 128.1 |
| Total | 12,141 | 1,127.9 | Total | 9,353 | 868.9 |

| Unit 3 | Sq Ft | Sq M | Unit 4 | Sq Ft | Sq M |
|--------------|---------------|--------------|--------------|---------------|----------------|
| Warehouse | 8,766 | 814.4 | Warehouse | 14,021 | 1,302.6 |
| Office | 1,514 | 140.7 | Office | 2,409 | 223.8 |
| Total | 10,280 | 955.1 | Total | 16,430 | 1,526.4 |

| Unit 5 | Sq Ft | Sq M | Unit 6 | Sq Ft | Sq M |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Warehouse | 7,160 | 665.2 | Warehouse | 5,530 | 513.7 |
| Office | 1,707 | 158.6 | Office | 1,338 | 124.3 |
| Total | 8,867 | 823.8 | Total | 6,868 | 638.0 |

| Unit 7 | Sq Ft | Sq M | Unit 8 | Sq Ft | Sq M |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Warehouse | 4,346 | 403.7 | Warehouse | 4,195 | 389.7 |
| Office | 1,051 | 97.6 | Office | 1,008 | 93.6 |
| Total | 5,397 | 501.3 | Total | 5,203 | 483.3 |



8M minimum eaves height



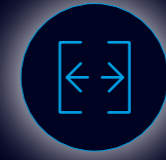
Fitted first floor offices



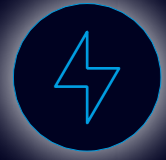
37.5KN/M2 floor loading



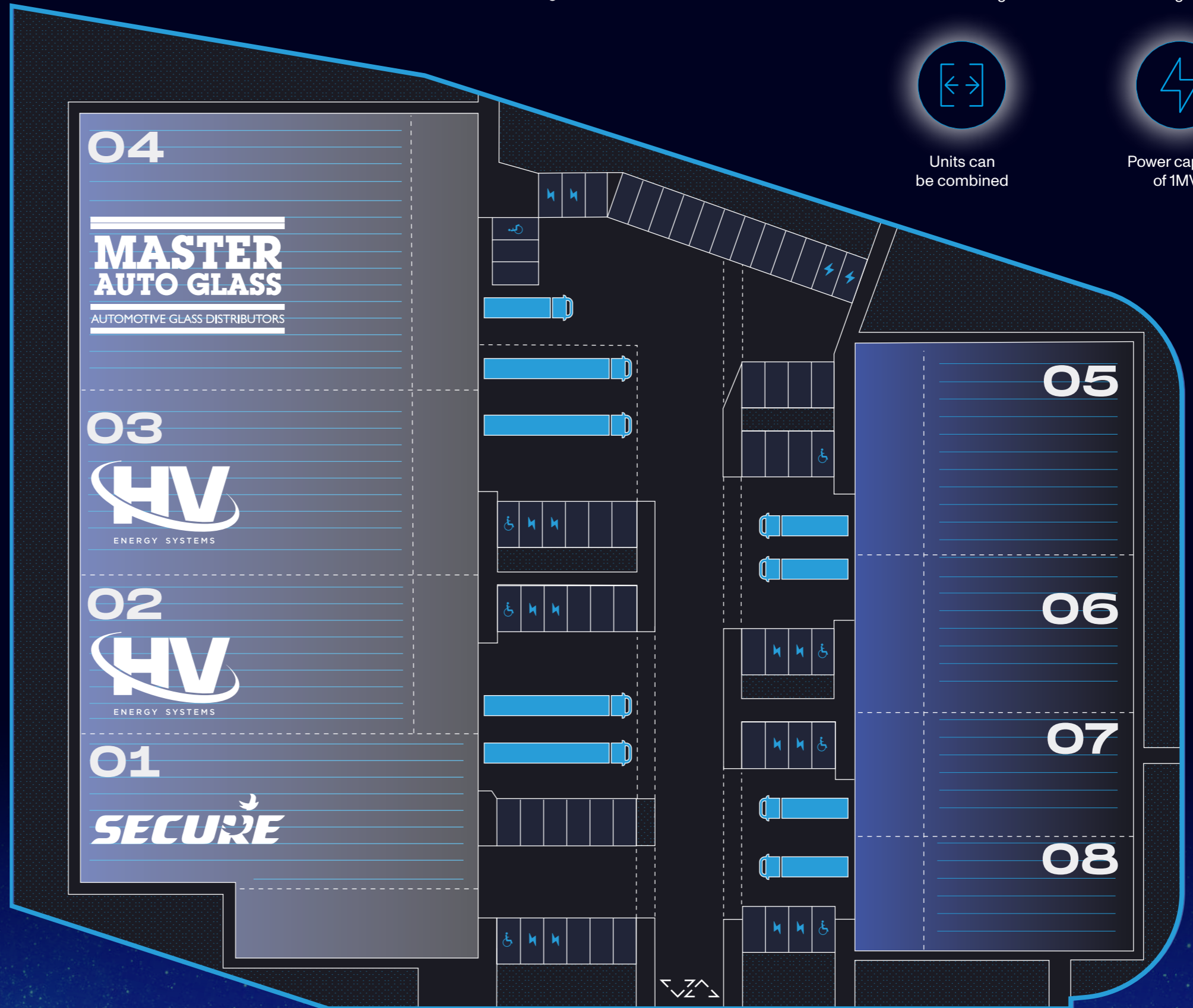
Surface level loading doors



Units can be combined



Power capacity of 1MVA



ELEVATING URBAN WAREHOUSING AND TRADE STANDARDS



EPC
A



BREEAM
Excellent



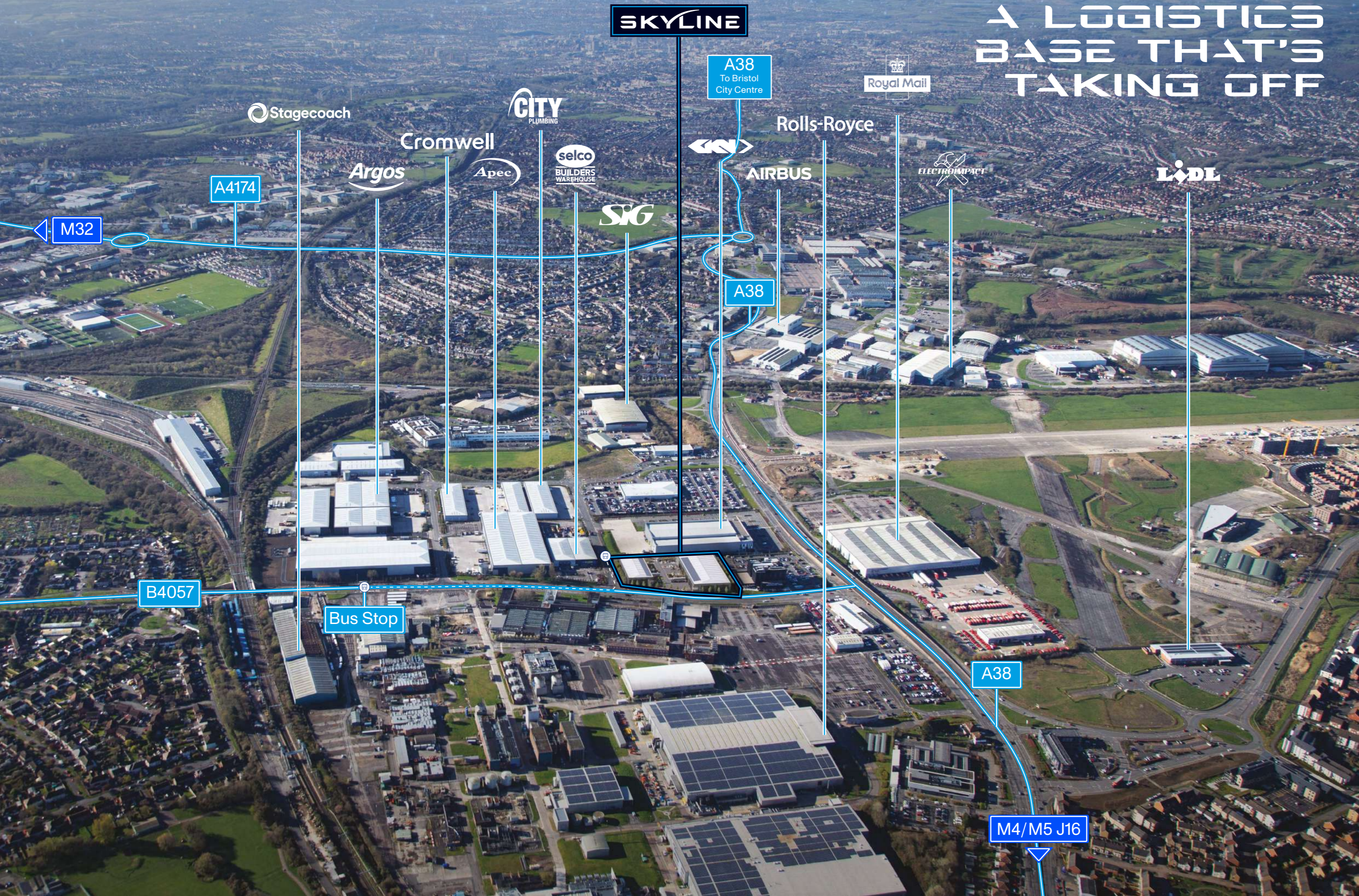
26%
EV charging spaces



15%
Photovoltaic panels



A LOGISTICS BASE THAT'S TAKING OFF



SKYLINE

A38
To Bristol
City Centre

Royal Mail

Stagecoach

CITY
PLUMBING

Rolls-Royce

Argos

Cromwell

Apec

selco
BUILDERS
WAREHOUSE

AIRBUS

ELECTROIMPACT

LIDL

A4174

M32

SIG

A38

B4057

Bus Stop

A38

M4/M5 J16

THE SOUTH WEST GATEWAY

Skyline has access to exceptional transport links and rail connectivity.

| Roads | Miles | Stations | Miles |
|--------|-------|------------------|-------|
| A38 | 0.1 | Patchway Station | 0.5 |
| M5 J16 | 3 | Bristol Parkway | 1.2 |
| M4 J20 | 3 | Temple Meads | 6 |



SKYLINE

| Cities | Miles | Ports | Miles |
|---------------------|-------|-----------------------|-------|
| Bristol City Centre | 6 | Avonmouth Port | 7 |
| Gloucester | 37 | Bristol Port | 7 |
| Cardiff | 41 | Bristol Airport | 14 |
| Swindon | 38 | Southampton Port | 86 |
| Oxford | 74 | Birmingham Airport | 87 |
| Exeter | 79 | Heathrow Airport | 102 |
| London | 115 | East Midlands Airport | 122 |



3,200,000
POPULATION
1,344,263
HOUSEHOLDS

11,200,000
POPULATION
4,691,453
HOUSEHOLDS

30,800,000
POPULATION
12,627,145
HOUSEHOLDS



Planning

Planning secured for B2, B8 and E (g) (iii) uses.

Terms

All units are available by way of a new Full Repairing and Insuring (FRI) lease.

Business Rates

To be assessed.

Further Information

There is an estate service charge for the upkeep and maintenance of the communal areas. Further information such as plans, specification, and detailed terms are available upon request via the marketing agents.

Compliance

Each party to bear their own legal costs. A proceedable tenant will be required to comply with anti-money laundering regulations.

For further information please contact:



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CUBEX

