

HORIZON38

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.



Computer generated image.

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.

Accommodation Guide	Unit Size (sq ft)
Phase A	21,400 – 115,600
Phase B	3,800 – 31,850
Phase C	9,900 – 46,900
Phase D	Available for bespoke units up to 115,500 sq ft

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



Logistics



Industrial



Trade Park

Mixed Use

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



Car Dealership



Hotel



Office

Computer generated images.

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:

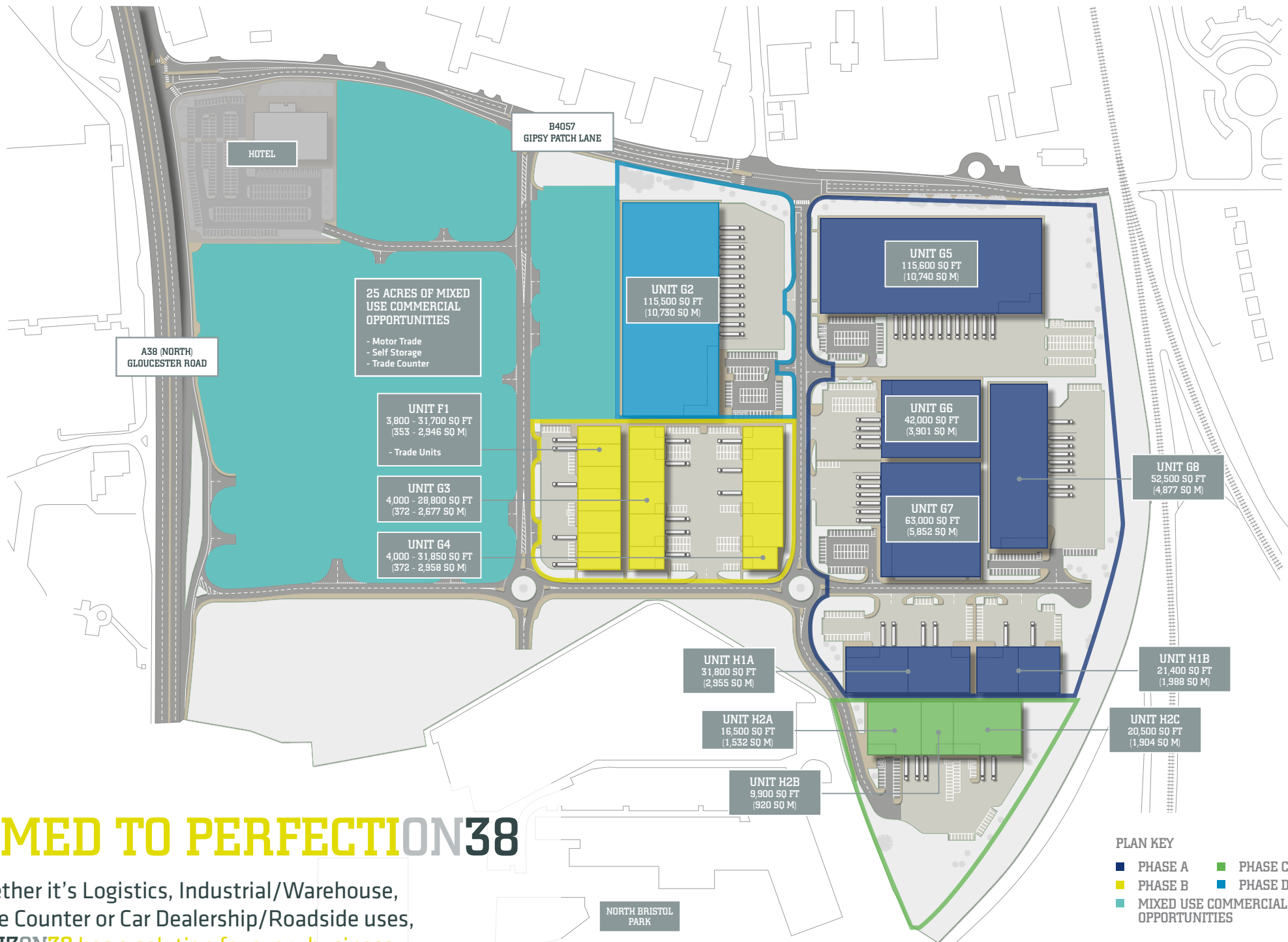
- Bristol is the sixth largest city in the UK with a catchment of 1.6 million people.
- Horizon38 is located within the 100 Ha Filton Enterprise area, a major target for regeneration/inward investment in the region – www.westofenglandlep.co.uk
- Filton has a long and successful history in advanced engineering, 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



TIMED TO PERFECTION38

Whether it's Logistics, Industrial/Warehouse, Trade Counter or Car Dealership/Roadside uses, **HORIZON38** has a solution for every business.

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



HOTEL

GYPSY PATCH LANE

PHASE D

PHASE A

PATCHWAY RAIL STATION



A38 (NORTH)
GLOUCESTER ROAD

25 ACRES OF
MIXED USE
COMMERCIAL
OPPORTUNITIES

- Motor Trade
- Self Storage
- Trade Counter

FORMER
FILTON AIRFIELD

PHASE B

- Every 15 mins to Bristol City centre
- 17 miles away

PHASE C

M5 JUNCTION 15
M4 JUNCTION 20

JUNCTION 16

M5

AZTEC WEST

M4

BRADLEY STOKE

M5

JUNCTION 17

THE MALL
CRIBBS CAUSEWAY
RETAIL/LEISURE

A38



LITTLE STOKE

NEW
RESIDENTIAL AREA
5,000 HOMES

FORMER FILTON AIRFIELD



HORIZON38

NORTH BRITISH PARK



BAE SYSTEMS



BRISTOL PARKWAY



Road

Road	Distance	Time
M5 (J16)	1.8 miles	4 mins
Bristol Parkway station	1.6 miles	4 mins
M5 (J17)	2.2 miles	5 mins
Bristol City Centre	8.8 miles	18 mins
Birmingham	91 miles	1 hr 29 mins
London	118 miles	2 hrs



Railports

Road	Distance	Time
Bristol Cabot	7.7 miles	14 mins
Hams Hall	96 miles	1 hr 33 mins
DIRFT	119 miles	1 hr 53 mins



Seaports

Road	Distance	Time
Avonmouth	7 miles	10 mins
Southampton	100 miles	1 hr 38 mins
Liverpool	174 miles	2 hrs 50 mins
Dover	202 miles	3 hrs
Felixstowe	217 miles	3 hrs 18 mins



Air

Road	Distance	Time
Bristol	17 miles	29 mins
Coventry	86 miles	1 hr 36 mins
Birmingham	87 miles	1 hr 24 mins
Heathrow	103 miles	1 hr 31 mins
East Midlands	122 miles	1 hr 54 mins

Source: Google Maps, travel times are approximate



For more information contact the joint agents:



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