

# SKYLINE

BULLFINCH CLOSE FILTON, BRISTOL BS34 6FG

EIGHT PRIME URBAN WAREHOUSING UNITS  
RANGING FROM 5,000 SQ FT – 16,000 SQ FT  
(OPPORTUNITY TO COMBINE UNITS TO >50,000 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

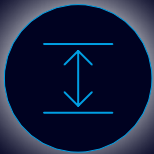
**1.5 MILES**  
from new Filton Airfield development train station  
and metro bus station



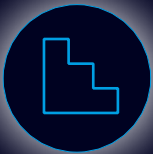
# BUILT ABOVE THE REST

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:



8M minimum eaves height



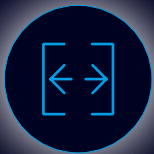
First floor concrete mezzanine



37.5KN/M2 floor loading



Surface level loading doors



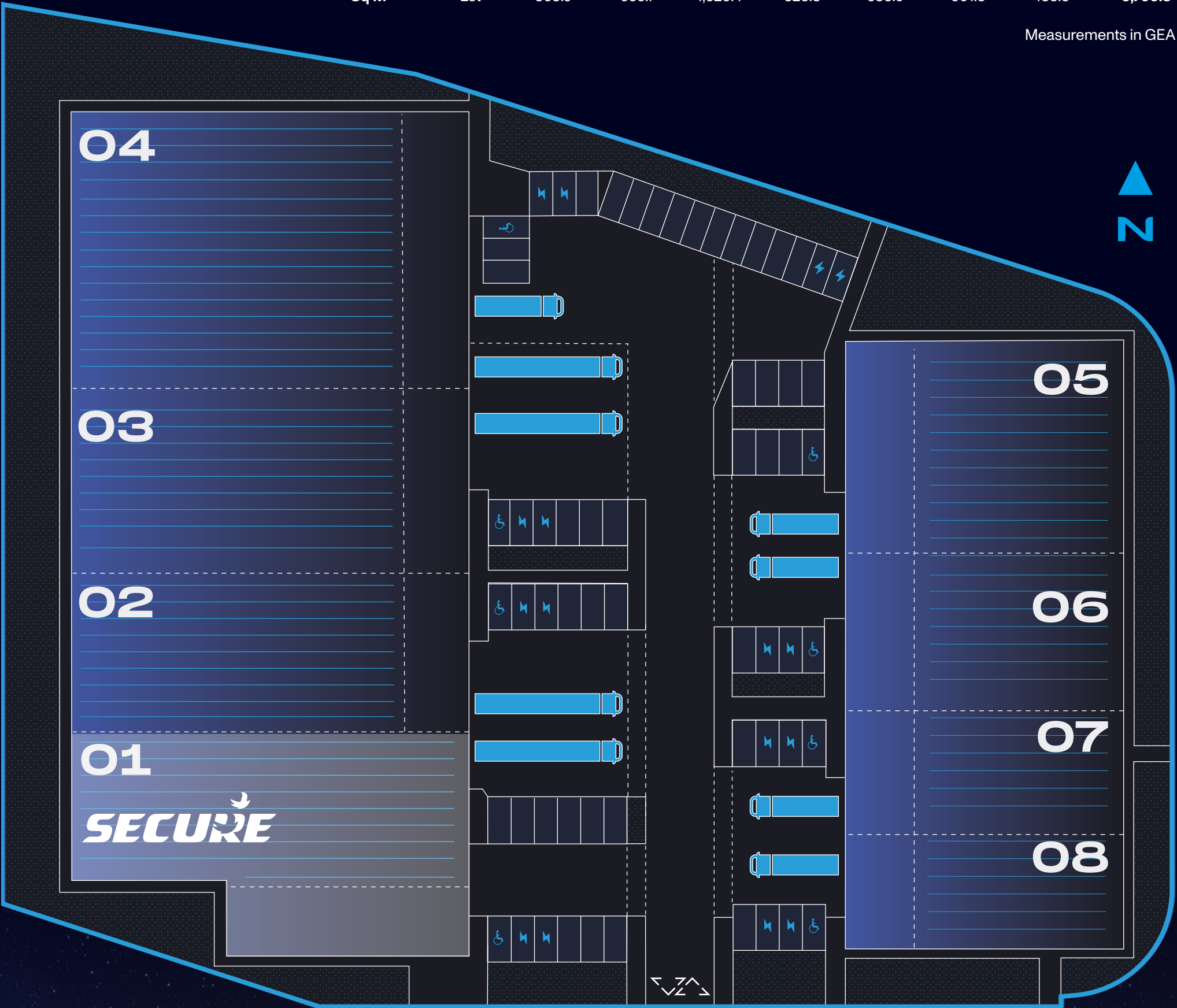
Units can be combined



Power capacity of 1MVA

| Unit  | 1   | 2     | 3      | 4       | 5     | 6     | 7     | 8     | Total   |
|-------|-----|-------|--------|---------|-------|-------|-------|-------|---------|
| Sq Ft | Let | 9,353 | 10,280 | 16,430  | 8,867 | 6,868 | 5,397 | 5,203 | 62,398  |
| Sq M  | Let | 868.9 | 955.1  | 1,526.4 | 823.8 | 638.0 | 501.3 | 483.3 | 5,796.8 |

Measurements in GEA



# ELEVATING URBAN WAREHOUSING AND TRADE STANDARDS



EPC  
A



BREEAM  
Excellent



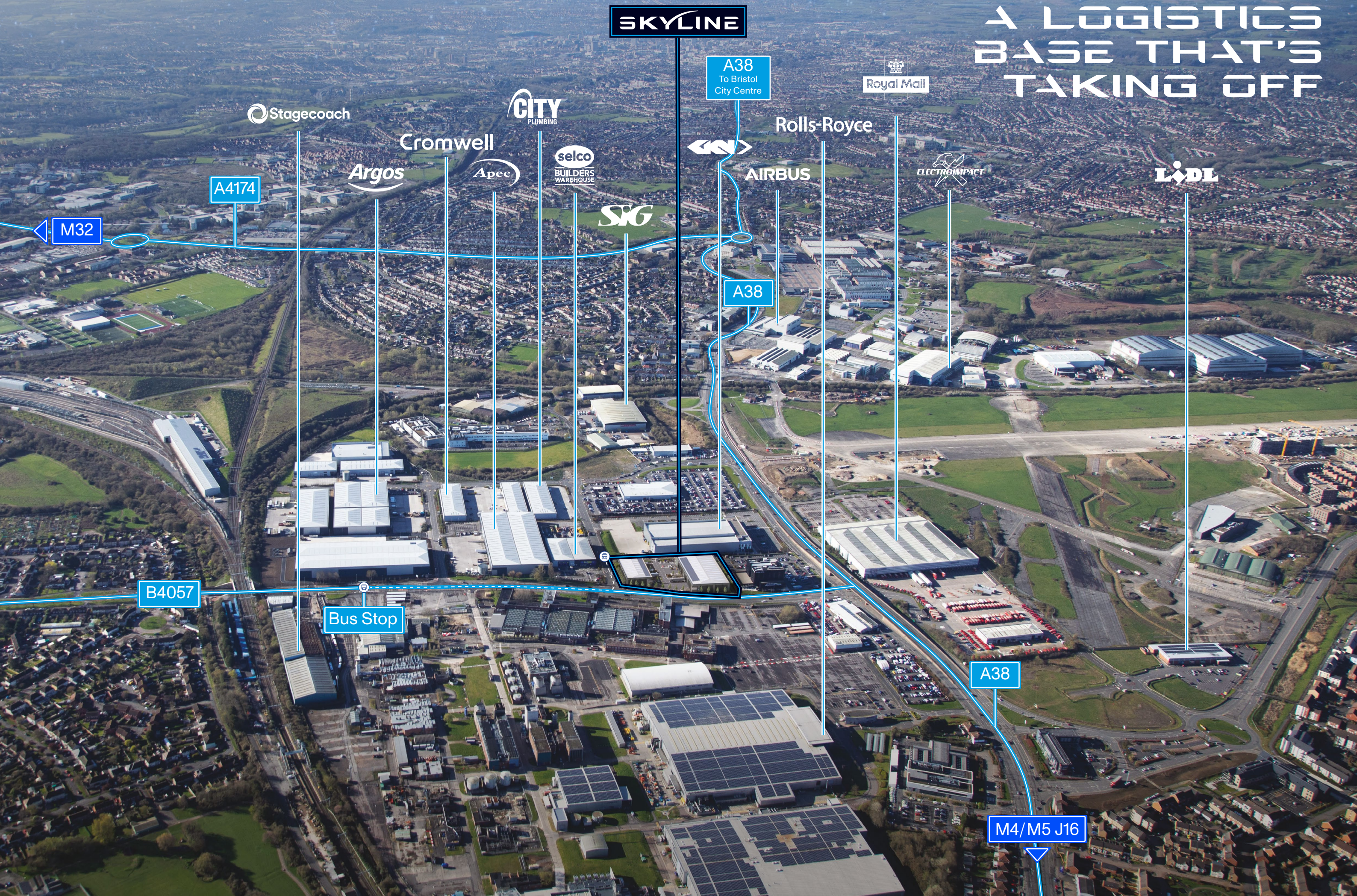
26%  
EV charging spaces



15%  
Photovoltaic panels



# A LOGISTICS BASE THAT'S TAKING OFF



SKYLINE

A38  
To Bristol  
City Centre

Royal Mail

Rolls-Royce

AIRBUS

ELECTROIMPACT

LIDL

Stagecoach

Cromwell

Argos

Apec

CITY  
PLUMBING

selco  
BUILDERS  
WAREHOUSE

SIG

A38

A38

M4/M5 J16

B4057

Bus Stop

M32

A4174

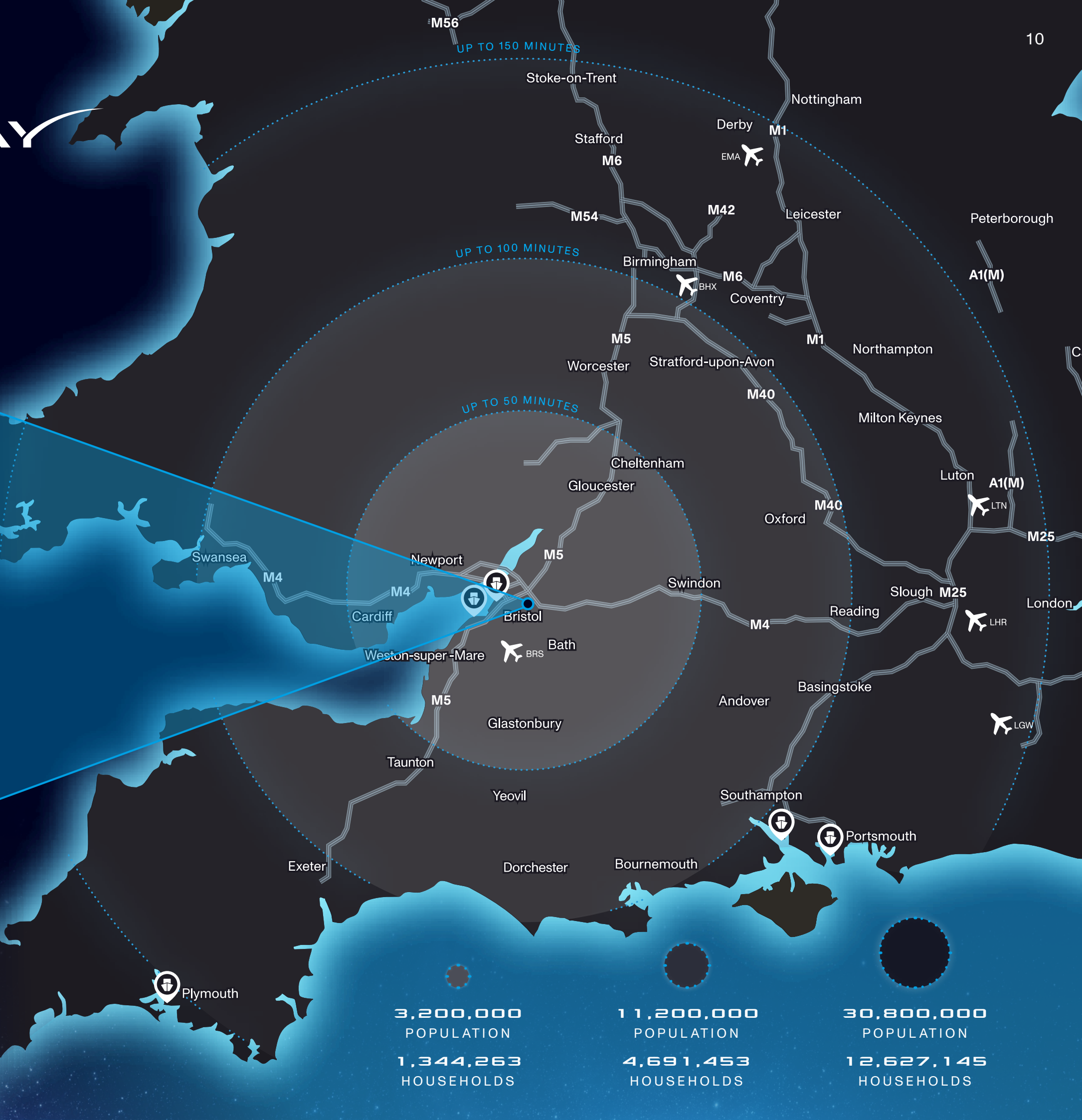
# THE SOUTH WEST GATEWAY

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     |



| 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

 FIERA  
REAL ESTATE