

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 36,000 SQ FT)

AVAILABLE NOW

THE SKY'S THE LIMIT



0.5 MILES
from the Filton Airfield development



OVER 30,000
vehicle movements along the A38 per day



3.2 MILLION PEOPLE
within 50 minutes



1.2 MILES
from Bristol Parkway Station

6 MILES
north of Bristol city centre

0.1 MILES
from the A38 / Gloucester Road

31 MILLION PEOPLE
within 150 minutes

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

7 MILES
from Avonmouth port

3 MILES
south of the M4 / M5 interchange

>6,000 NEW HOMES
being built at Filton Airfield



BUILT ABOVE THE REST

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

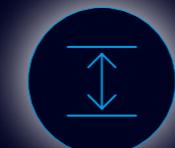
The individual units cover a wide range of sizes and can be efficiently consolidated to accommodate larger requirements:

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	2,414	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



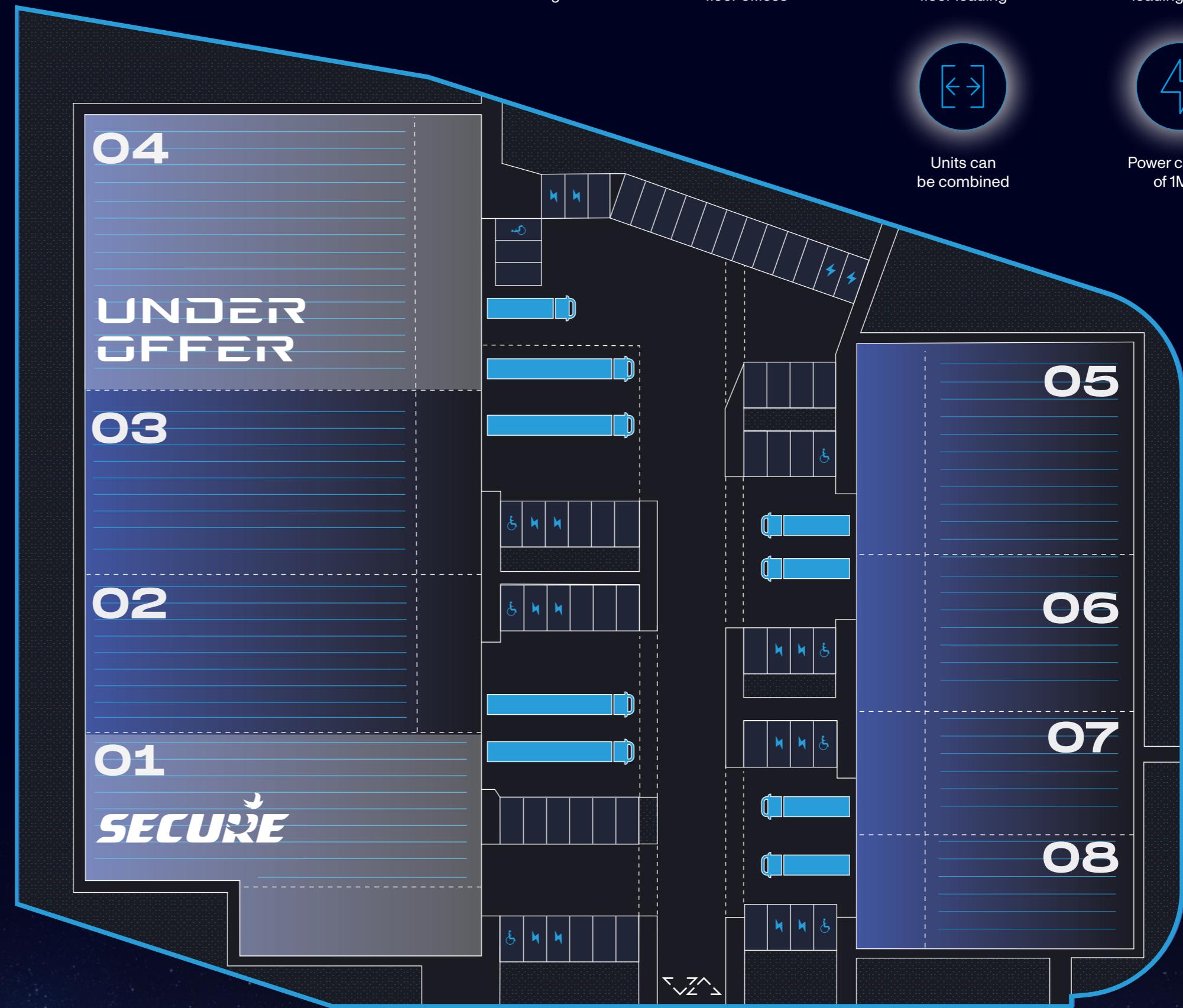
37.5KN/M2
floor loading



Surface level
loading doors



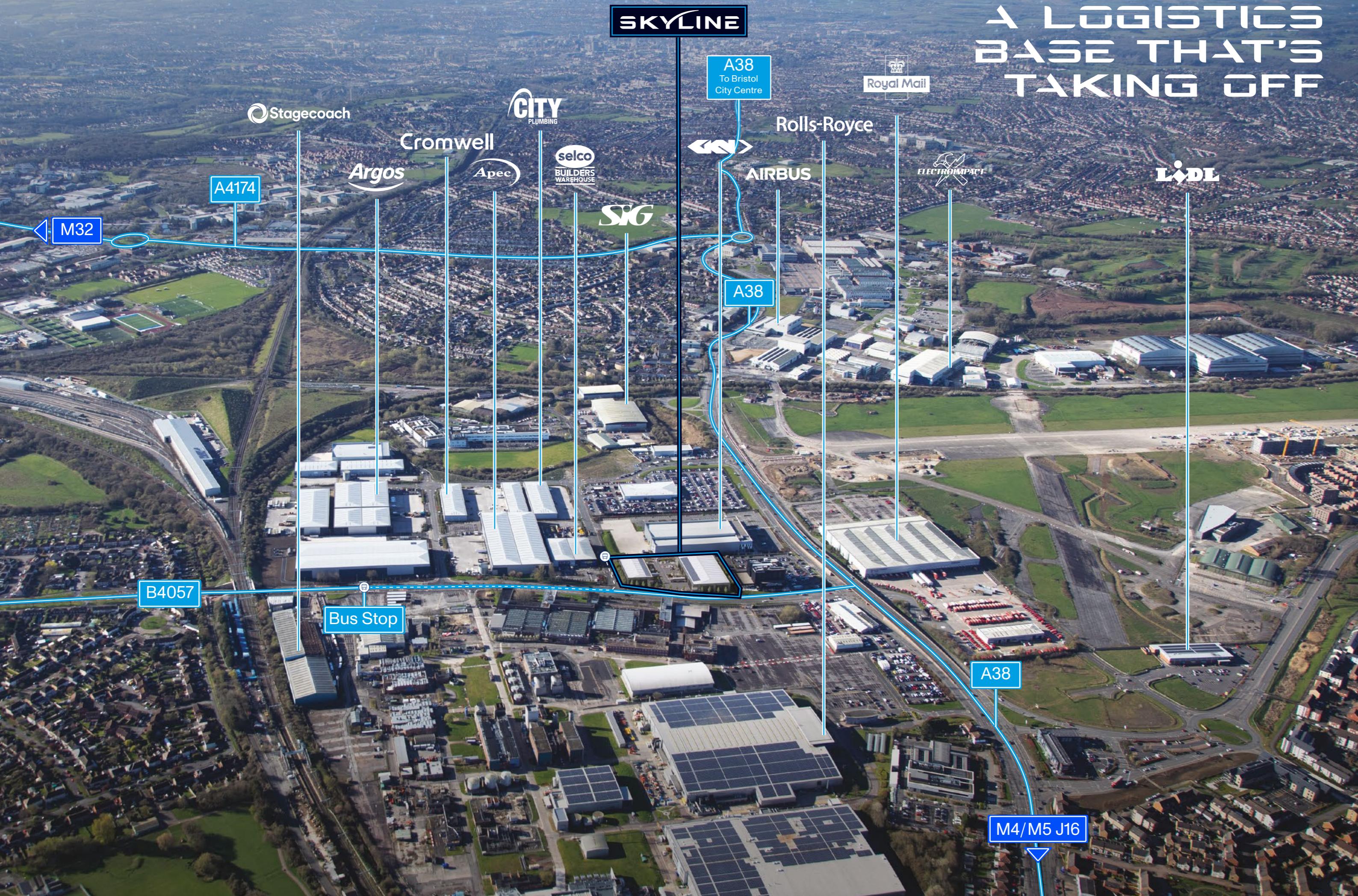
Units can
be combined



ELEVATING URBAN WAREHOUSING AND TRADE STANDARDS

EPC
ABREEAM
Excellent26%
EV charging spaces15%
Photovoltaic panels

A LOGISTICS BASE THAT'S TAKING OFF



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





