

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:

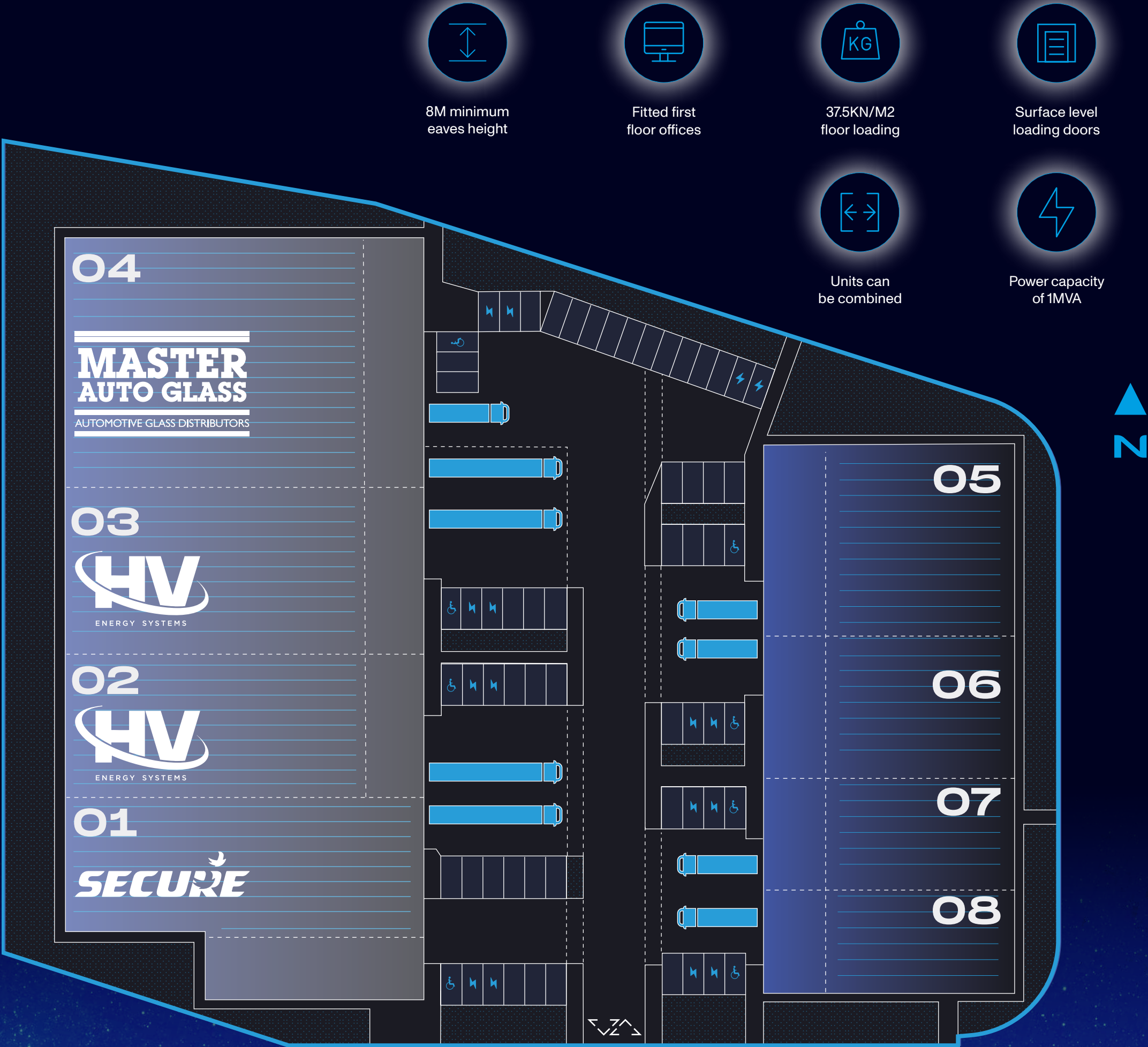
Unit 1	Sq Ft	Sq M	Unit 2	Sq Ft	Sq M
Warehouse	9,975	926.7	Warehouse	7,974	740.8
Office	2,166	201.2	Office	1,379	128.1
Total	12,141	1,127.9	Total	9,353	868.9

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

Measurements in GEA



ELEVATING URBAN WAREHOUSING AND TRADE STANDARDS



EPC
A



BREEAM
Excellent



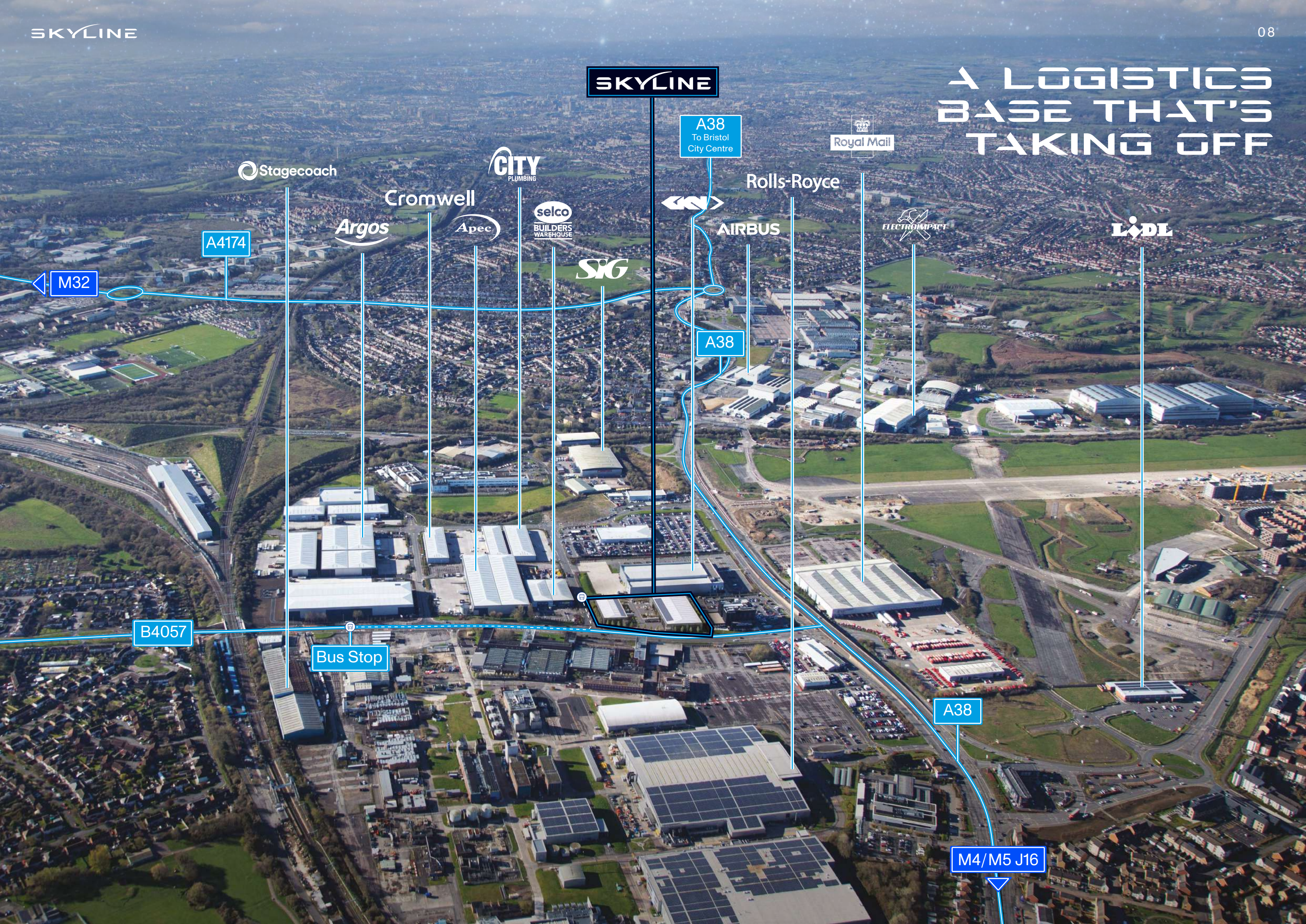
26%
EV charging spaces



15%
Photovoltaic panels



A LOGISTICS BASE THAT'S TAKING OFF



SKYLINE

A38
To Bristol
City Centre

Royal Mail

Stagecoach

Argos

Cromwell

Apec

CITY
PLUMBING

selco
BUILDERS
WAREHOUSE

SIG

Rolls-Royce

AIRBUS

ELECTROIMPACT

LIDL

A4174

M32

A38

B4057

Bus Stop

A38

M4/M5 J16

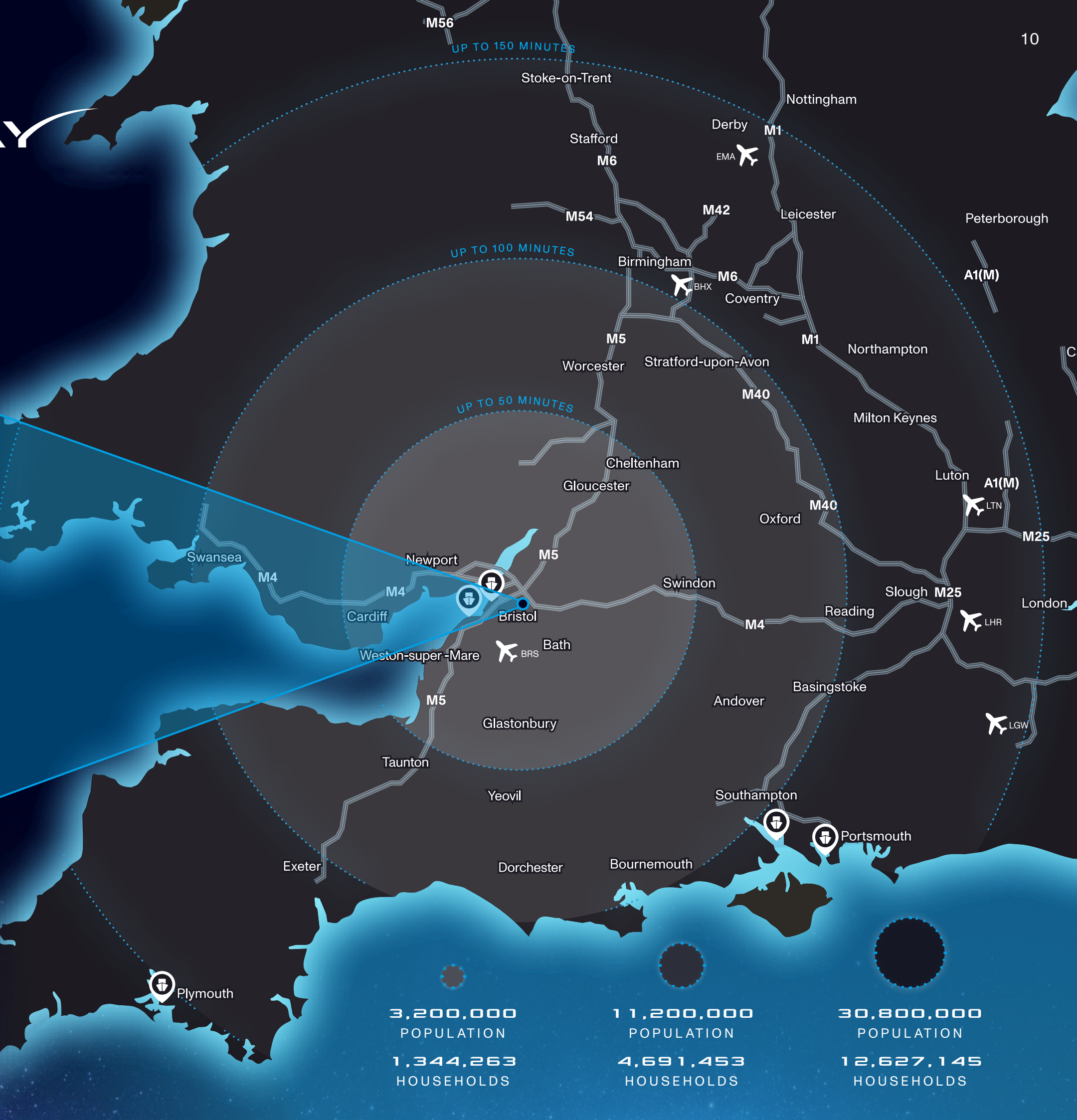
THE SOUTH WEST GATEWAY

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



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

1,120,000
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

