

STRATOS

STRATOS | HORIZON38 | BRISTOL | BS34 6FE



COMING SOON

11,200 SQ FT / 1,040 SQ M COMMERCIAL WAREHOUSE UNIT
WITH OFFICE SPACE, SERVICE YARD AND PARKING

QUOTING RENT £17 PER SQ FT · PRE-LET OPPORTUNITIES CONSIDERED

A DEVELOPMENT BY
A DEVELOPMENT BY
Loc8
loc8developments.co.uk

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Jack Lunn

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THE OPPORTUNITY

Stratos is a brand-new, self-contained detached warehouse and industrial unit extending to approximately 11,200 sq ft (1,040 sq m), with quality first-floor office accommodation, a dedicated service yard and on-site parking.

Built to a modern, energy-efficient specification on one of North Bristol's premier business parks, the unit offers occupiers a rare opportunity to secure prominent, well-connected space in an established commercial location. Pre-let opportunities will be considered, allowing occupiers to tailor the building to their requirements ahead of completion.

11,200

SQ FT (GIA)

£17

PER SQ FT

DETACHED

SELF-CONTAINED UNIT

SEPT 2026

ANTICIPATED START



DELIVERY PROGRAMME

- Detailed planning permission now granted
- Pre-start conditions to be discharged over summer 2026
- Construction anticipated to commence September 2026
- Pre-let opportunities considered

A PRIME NORTH BRISTOL ADDRESS

Horizon38 is a 60-acre prime business park fronting the A38 in Filton, North Bristol — at the heart of one of the largest commercial and residential growth areas in the South West.

The park sits within the region's renowned aerospace and advanced-engineering cluster, with neighbours including Airbus, Rolls-Royce and GKN Aerospace. It is moments from the Cribbs Causeway regional shopping centre and the major Brabazon development of 2,600 new homes.

CONNECTIONS

- M5 (Junction 16) — approximately 2 miles north
- Direct access from the A38; egress via Gypsy Patch Lane
- Established occupiers nearby: Waylands Volvo, CarShop & Selco
- Bristol Parkway rail and the city centre within easy reach



OS location plan — the site fronting Bolingbroke Way. Indicative only.

BUILDING SPECIFICATION

Gross internal area	11,200 sq ft (1,040 sq m)
Configuration	Detached unit with first-floor office accommodation
Frame	Steel portal frame
Elevations	Micro-rib horizontal cladding (silver)
Roof	Profiled cladding (grey) with integral translucent roof lights
Glazing & doors	Powder-coated aluminium, grey
Service yard	Dedicated yard suitable for 16.5 m articulated HGVs
Parking	On-site car parking and 10 cycle spaces
Planning	Detailed planning permission granted
EPC	To be confirmed on completion

COMMERCIAL TERMS

TENURE

To let on a new full repairing and insuring lease

QUOTING RENT

£17 per sq ft

PRE-LET

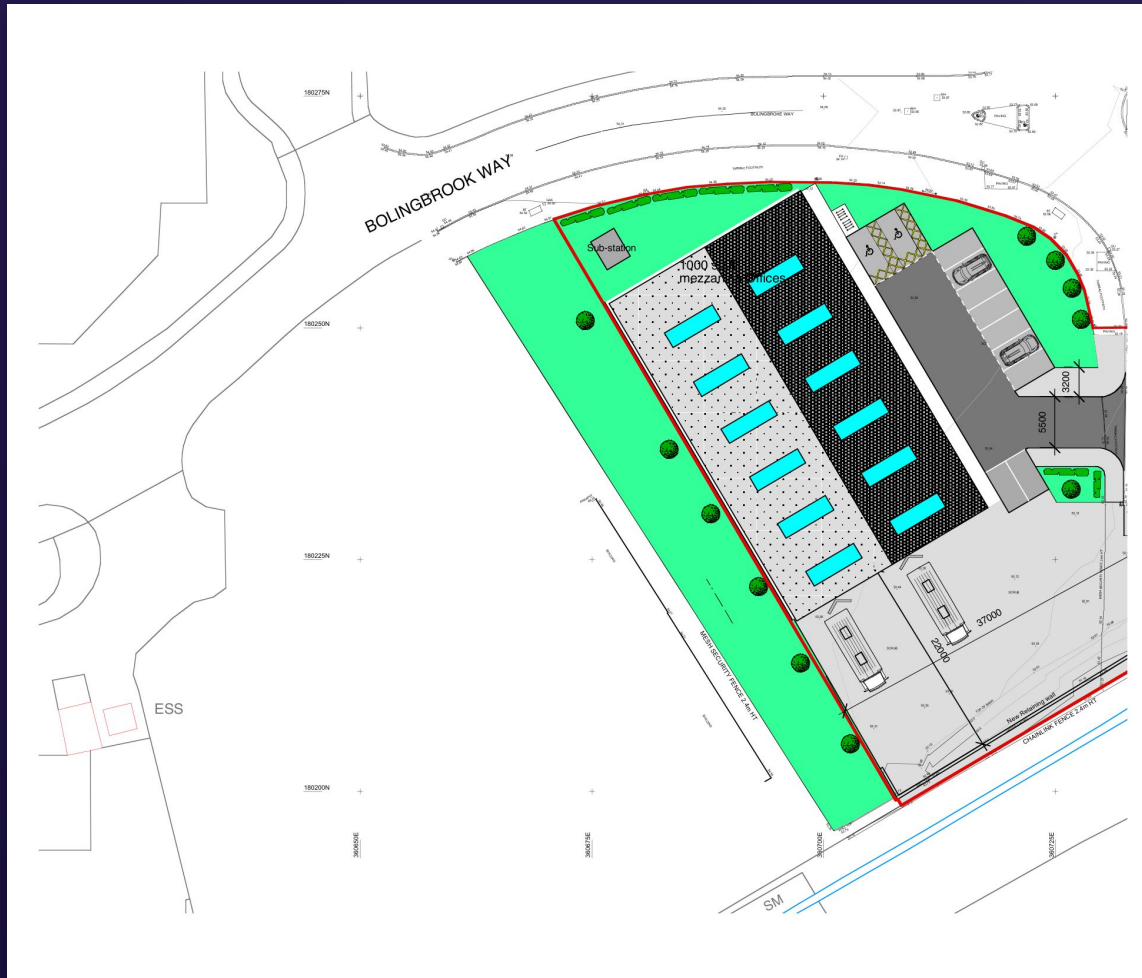
Pre-let opportunities considered

VAT

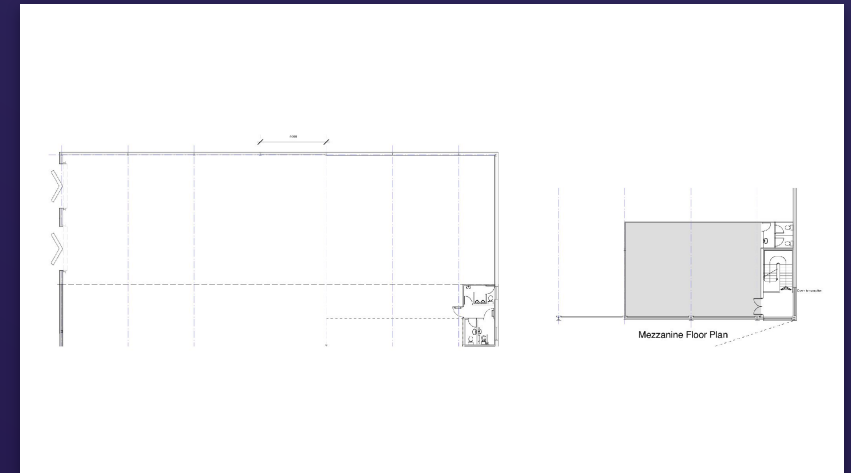
Applicable at the standard rate



SITE & ACCOMMODATION



Proposed site plan



Proposed ground & mezzanine floor plan



Proposed elevations

Drawings indicative only and not to scale.



GET IN TOUCH

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The Avison Young logo, consisting of the words "AVISON" and "YOUNG" stacked vertically in a bold, black, sans-serif font, enclosed within a white square with thin black horizontal lines above and below the text.

**AVISON
YOUNG**

MARKETED BY

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