SYCAMORE PARK

BISHOP DRIVE, FILTON, BRISTOL BS34 5WJ

NEW INDUSTRIAL SPACE. FILTON HERITAGE.

Five new industrial / warehouse units to let.
From 10,200 to 30,000 sq ft. Available Q2 2027.



- 8.0m to 9.3m clear haunch
- 50 kN/m² floor loading
- EPC A target
- Rooftop PV
- EV charging infrastructure
- Fitted first-floor offices

Knight Frank

russell PROPERTY CONSULTANTS 01179 732 007

PRIME LOCATION

LOCATION

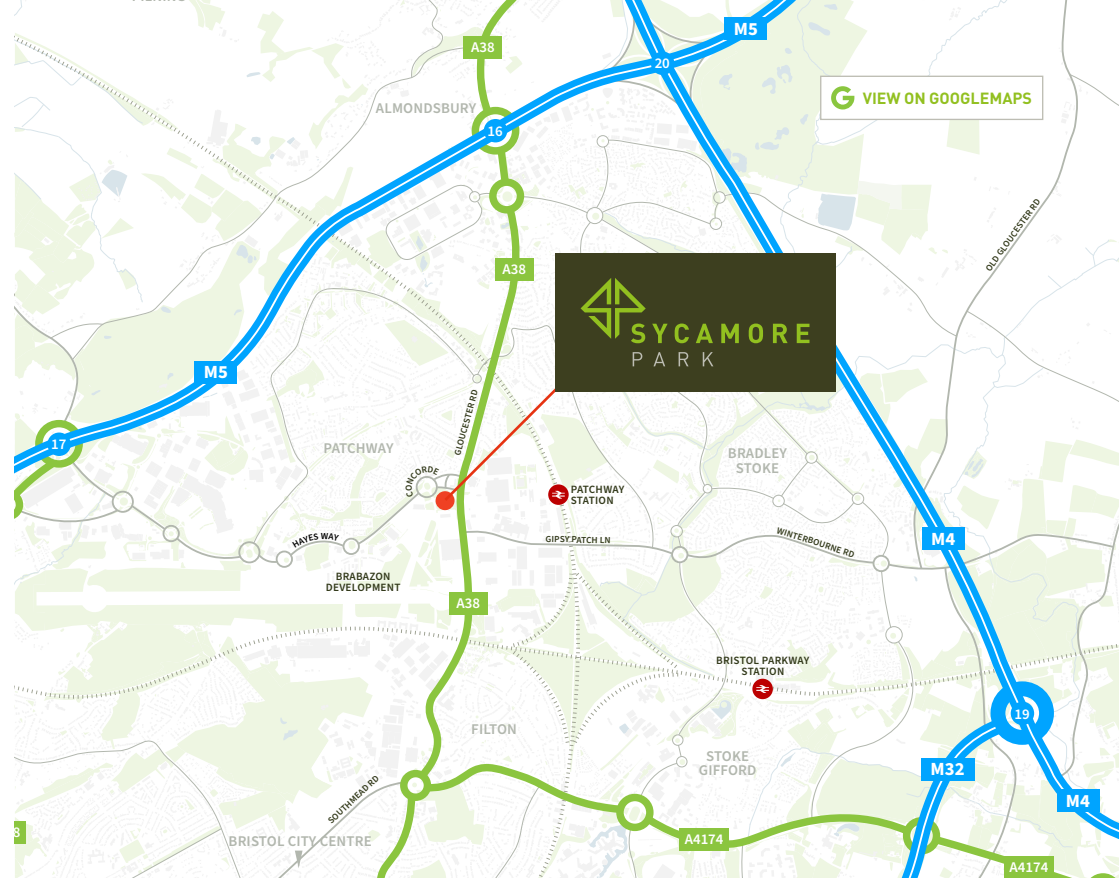
Located in a highly prominent position at the junction of the A38 and Hayes Way in Filton, a suburb of north Bristol. This is a prime location due to its proximity to the motorway, and fronting the A38, a major arterial route for Bristol, providing approximately 20,000 passing vehicles per day.

The location is served by two train stations. Patchway Train Station is less than 1 mile east and Parkway Train Station is 2 miles south east, with fast direct services to London, Cardiff and Birmingham.

The property is just 0.3 miles from Brabazon, the major residential and mixed use development next door, which is bringing a significant new population and amenities to the area.

NEIGHBOURING OCCUPIERS

AEROSPACE BRISTOL · GKN AEROSPACE · ROLLS ROYCE · Royal Mail · MBDA MISSILE SYSTEMS · BAE SYSTEMS · NATIONAL COMPOSITES CENTRE · Ministry of Defence · LEONARDO · LIDL



AEROSPACE BRISTOL

Aircraft have been built at Filton since 1910. The Bristol Fighter, Britannia and Brabazon were all made here, followed by Concorde. Airbus still designs wings at Filton and assembles the A400M wing on site, and the history of the former airfield is told at Aerospace Bristol. Sycamore Park is named after the Bristol Sycamore, the first British-designed helicopter to serve with the RAF.



Bristol Sycamore helicopter.
Photograph: Paul Hadfield.

CONNECTIVITY	DISTANCE	DRIVETIME	CONNECTIVITY	DISTANCE	DRIVETIME
M5 Junction 16	1.7 miles	6 mins	Bristol city centre	6.0 miles	25 mins
M5 Junction 17	2.0 miles	8 mins	Avonmouth	6.4 miles	13 mins
M4 Junction 19	4.2 miles	12 mins	Bristol Airport	17.0 miles	35 mins
M32 Junction 1	3.9 miles	11 mins	Cardiff city centre	50.0 miles	64 mins


PATCHWAY
ARGOS
M5 JUNCTION 16
1.7 MILES
ROLLS-ROYCE
SELCO
GKN
AEROSPACE
VILLAGE
HOTEL
DRIVE VAUXHALL
BRISTOL NORTH
TRAVELODGE
BRISTOL FILTON
ROYAL MAIL
A38
GLOUCESTER ROAD
CONCORDE
ROUNDABOUT
SYCAMORE
PARK
LIDL
HAYES
WAY

5 GRADE 'A' UNITS

Sycamore Park is arranged as two terraces facing a shared central yard, with Units 1 and 2 to the north and Units 3, 4 and 5 to the south. Service yards are approximately 20m and 22m deep and are designed to accommodate 44 tonne HGVs.

Set within a highly landscaped environment, the dark green and grey cladding, glazed office entrances and a curved roof detail at the office corners give the scheme a clear and distinctive identity.









WAREHOUSE

- Clear-span steel portal frame, 8.0m to 9.3m clear haunch
- 50 kN/m² floor loading, FM2 flatness, 9 tonne rack legs
- Level access doors, minimum 4.8m x 4.0m
- 25 year roof guarantee

OFFICES

- First-floor offices, 2.7m floor to ceiling
- Glazed entrances, raised floors, suspended ceilings
- LED lighting, VRF heating and cooling with heat recovery
- WCs and tea point
- Lift to first-floor offices

EXTERNAL

- Yards for 44 tonne HGVs
- 78 car parking spaces
- EV charging to 20% of spaces, with potential for 100%
- Cycle shelters, LED lighting, landscaping

SUSTAINABILITY

- BREEAM Excellent and EPC A targets
- Rooftop PV to each unit
- Heat recovery, LED with occupancy and daylight controls
- Landscaping and biodiversity to approved strategy

ACCOMMODATION

FLEXIBILITY

Neighbouring units can be combined.
Units 1 and 2: 33,200 sq ft.
Units 3 and 4: 44,500 sq ft.
Units 4 and 5: 31,000 sq ft.
Units 3 to 5: 61,000 sq ft.

Areas are approximate GIA.

UNIT	WAREHOUSE (sq ft)	FIRST FLOOR (sq ft)	TOTAL GIA (sq ft)	TOTAL GIA (sq m)	CLEAR HAUNCH	LEVEL DOORS	PARKING
1	20,400	2,600	23,000	2,137	8.8m	2	17
2	8,500	1,700	10,200	948	8.0m	1	10
3	27,000	3,000	30,000	2,787	9.3m	3	25
4	13,000	1,500	14,500	1,347	9.3m	1	12
5	15,000	1,500	16,500	1,533	9.3m	2	14
TOTAL	**83,900**	**10,300**	**94,200**	**8,752**		**9**	**78**

SYCAMORE PARK

sycamoreparkbristol.co.uk

CONSTRUCTION START	July 2026
STEELS UP	Autumn 2026
PRACTICAL COMPLETION	Q2 2027

TENURE	Full repairing and insuring terms
RENT	On application
SERVICE CHARGE	Estate service charge for common areas, landscaping and drainage
BUSINESS RATES	To be assessed on completion
VAT	VAT is applicable
LEGAL COSTS	Each party to bear its own costs
EPC	Design target A
USE CLASS	Classes B2 / B8 / E(g)(iii)
AML	The successful tenants will be required to provide standard anti-money laundering information once Heads of Terms are agreed.

CONTACT

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TUNGSTEN PROPERTIES

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