



REGION <i>Bristol</i>	MATURED 2021
THE DISTILLERY	
NO 1+2 AVON STREET	



Exterior from Avon Street

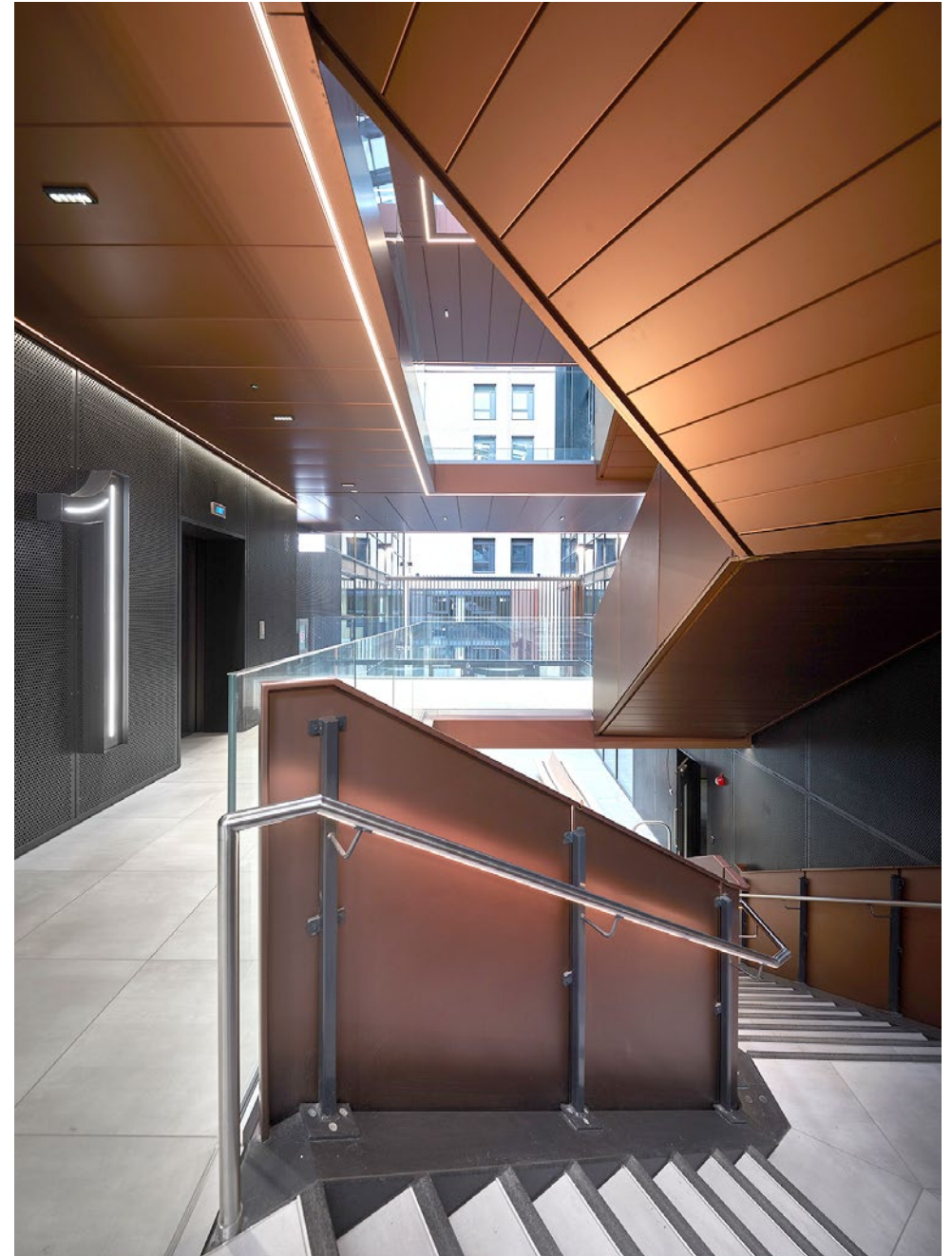
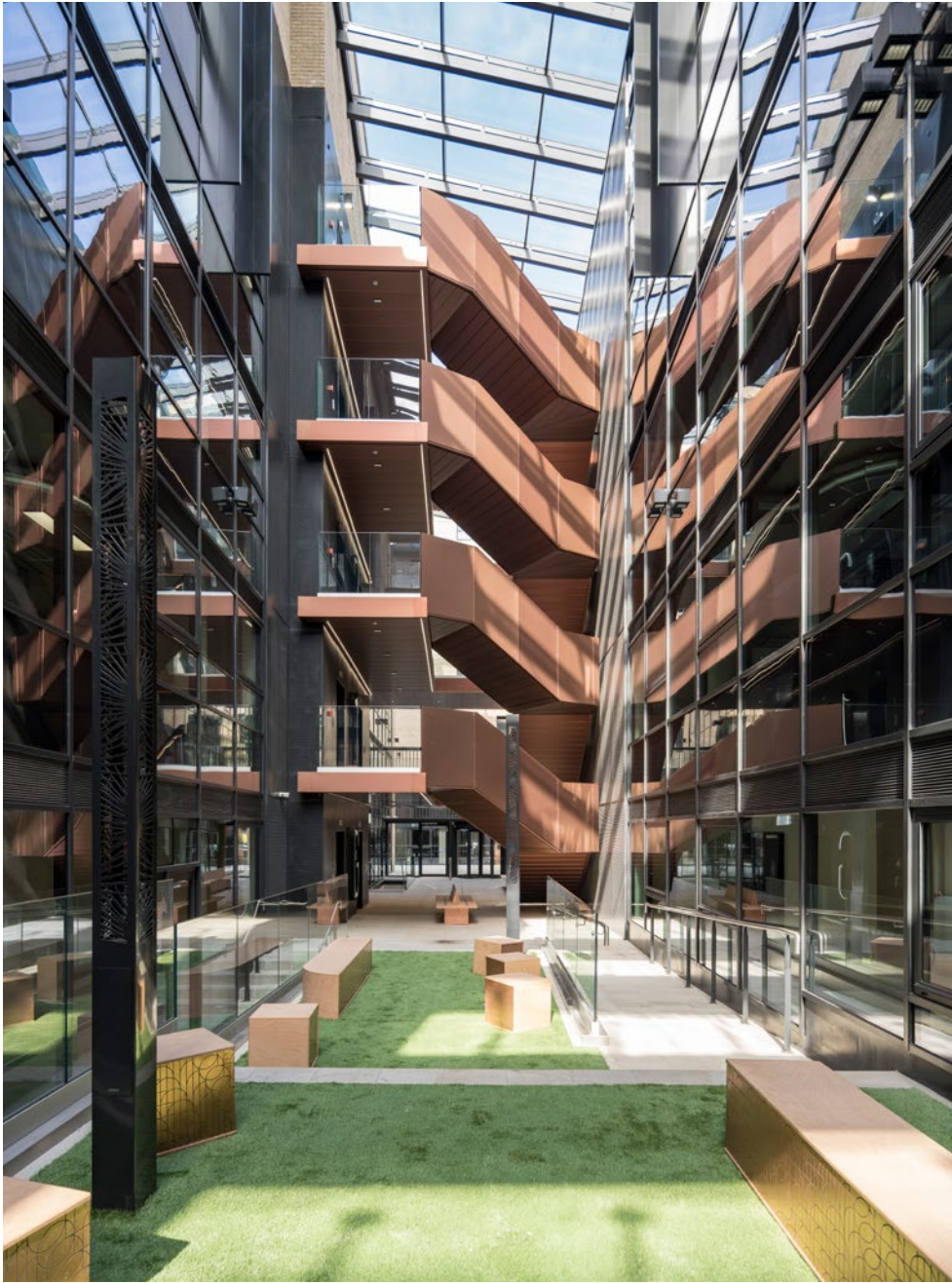
FULLY MATURED

The Distillery is a striking new office development comprising two buildings. No.1 is a nine storey tower offering impressive views of the city – whilst No.2 has a unique covered street, a lawn breakout area and stunning link bridges above.

Comprising 93,000 sq ft of flexible and sustainable office to inspire your staff. Forming part of the wider Glassfields development which includes a new 4 star hotel and new city square.



Left: The Street / Above: Exterior from Avon Street



The Street and Lawn - a space for occupiers to enjoy whatever the weather

SITE PLAN

BUILDING	SQ M	SQ FT
NO.1 THE DISTILLERY	3,593	38,683
NO.2 THE DISTILLERY	5,094	54,839

Measured in accordance with the RICS Code of Measuring Practice



NO.1 THE DISTILLERY

FLOOR	SQ M	SQ FT
Eighth	412.7	4,442
Seventh	408.5	4,397
Sixth	410.7	4,421
Fifth	410.2	4,415
Fourth	410.2	4,415
Third	408.7	4,399
Second	407.0	4,381
First	367.3	3,954
Ground North	164.7	1,773
Ground South	126.8	1,365
Ground Reception	67.0	721
Total	3,593.8	38,683

Net Internal Areas



Exterior from Avon Street, entrance and reception





No.1 The Distillery – 8th floor, excellent natural light and fantastic views

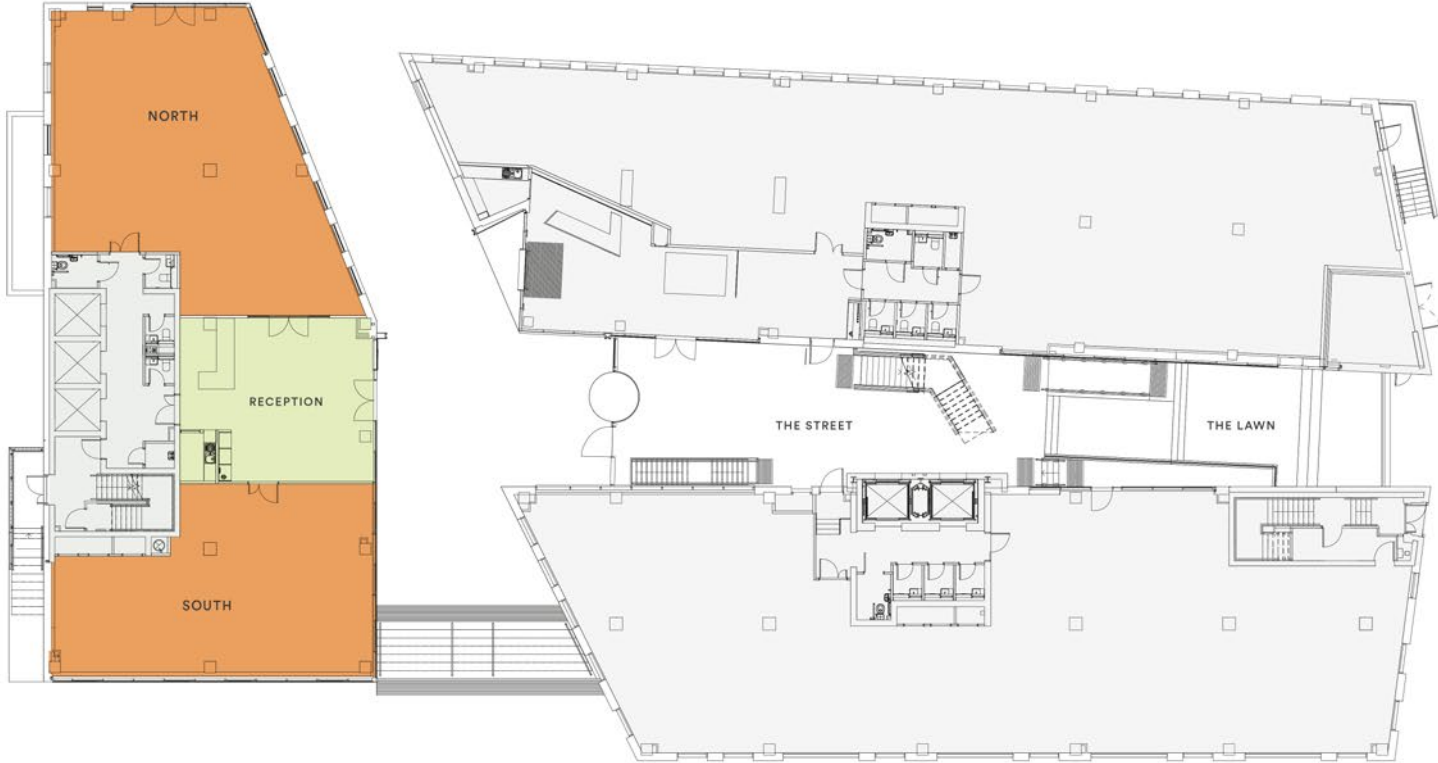
NO.1 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

GROUND FLOOR

Office North 1,773 sq ft / 164.7 sq m

Office South 1,365 sq ft / 126.8 sq m



Avon Street

- No.1 Office
- Core
- No.2

NO.1 THE DISTILLERY

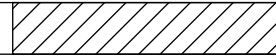
Floor plans not to scale.
For indicative purposes only.



FIRST FLOOR



TYPICAL UPPER FLOOR



SECOND FLOOR FIT OUT

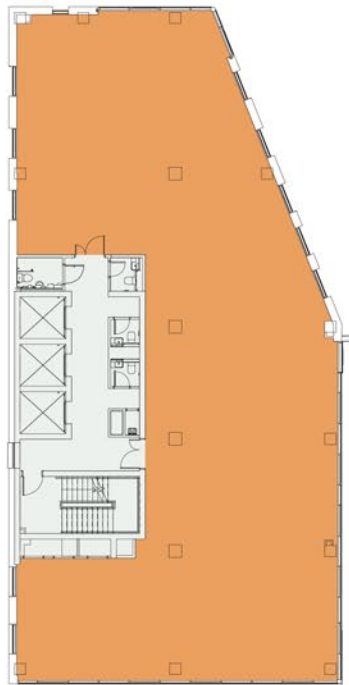


Office 3,954 sq ft / 367.3 sq m

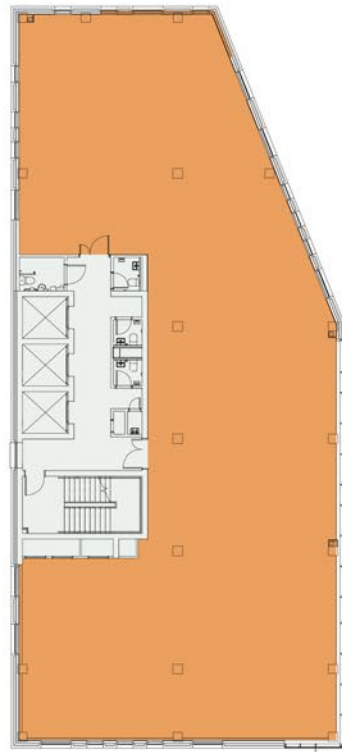
Office 4,397 sq ft / 408.5 sq m

Office 4,381 sq ft / 407.0 sq m

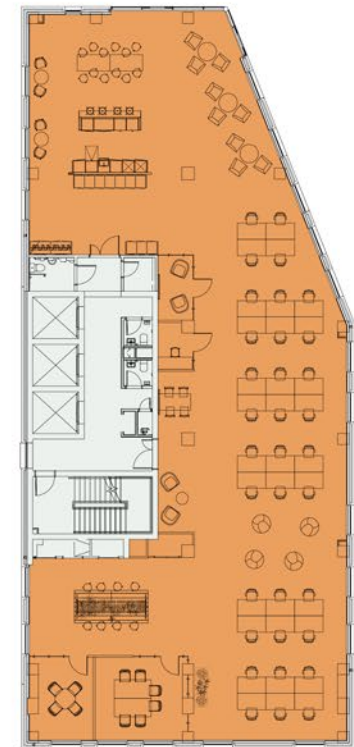
Open plan desks	34
6 person meeting room	1
4 person meeting room	1
Breakout project spaces	2
Quiet room	1
Zoom room	1
Café	1



Avon Street



Avon Street



Avon Street

- Office
- Core



No.1 The Distillery – images clockwise from top left: 8th floor / 4th floor / 2nd floor / 8th floor lift lobby

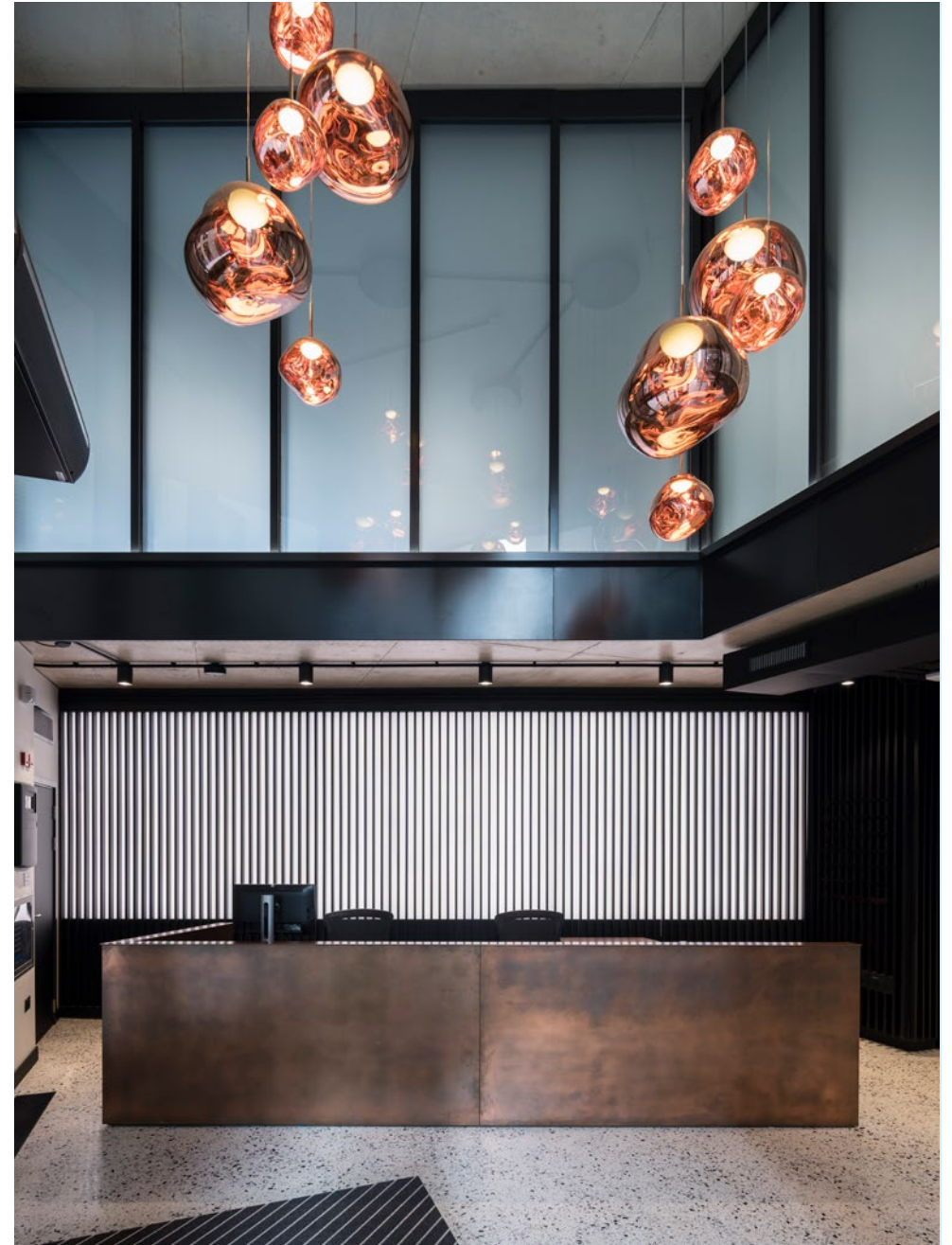
NO.2 THE DISTILLERY

WING	FLOOR	SQ M	SQ FT
North	Fourth	520.3	5,600
	Third	540.6	5,819
	Second	540.8	5,821
	First	511.4	5,505
	Ground	409.1	4,404
	Ground Reception	80.7	869
Total		2,602.9	28,018
South	Fifth	360.6	3,881
	Fourth	409.3	4,406
	Third	433.8	4,669
	Second	434.1	4,673
	First	432.1	4,651
	Ground	421.9	4,541
	Total		2,491.8
Totals	Fifth	360.6	3,881
	Fourth	929.6	10,006
	Third	974.4	10,488
	Second	974.9	10,494
	First	943.5	10,156
	Ground	831.0	8,945
	Ground Reception	80.7	869
	Total		5,094.7

Net Internal Areas



Exterior from Avon Street



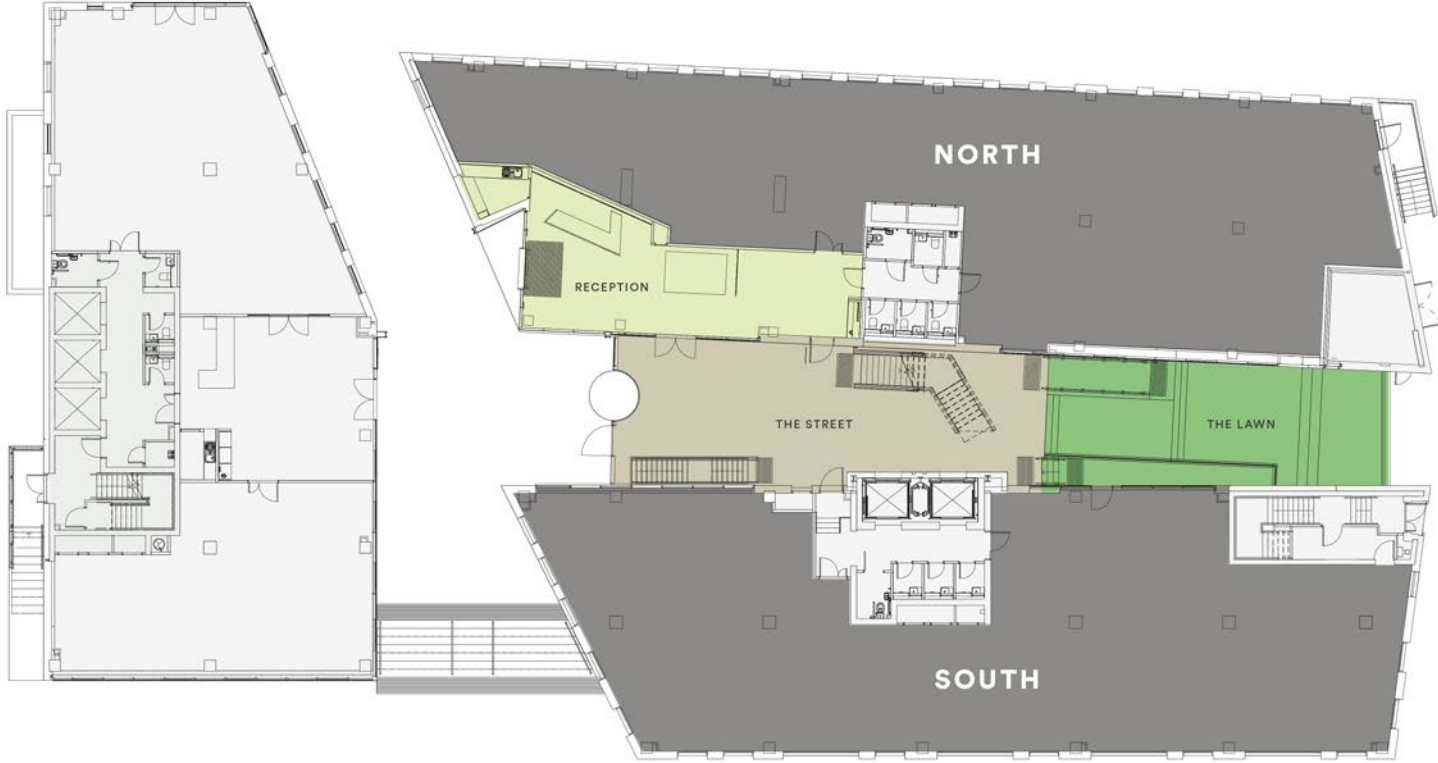
No.2 The Distillery – main entrance and reception

NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

GROUND FLOOR

North Wing	Office	4,404 sq ft / 409.1 sq m
South Wing	Office	4,541 sq ft / 421.9 sq m
Total	Office	8,945 sq ft / 831.0 sq m




- No.2 Office
- No.2 Reception
- Circulation
- Core
- No.1

Avon Street

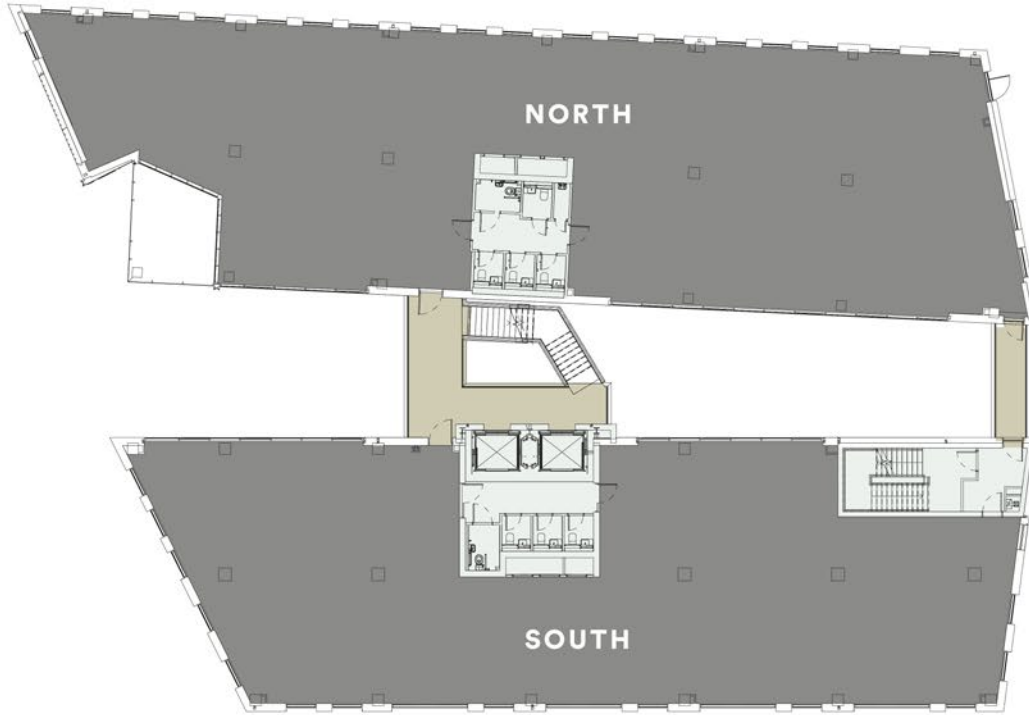
NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.



FIRST FLOOR

North Wing	Office	5,505 sq ft / 511.4 sq m
South Wing	Office	4,651 sq ft / 432.1 sq m
Total	Office	10,156 sq ft / 943.5 sq m



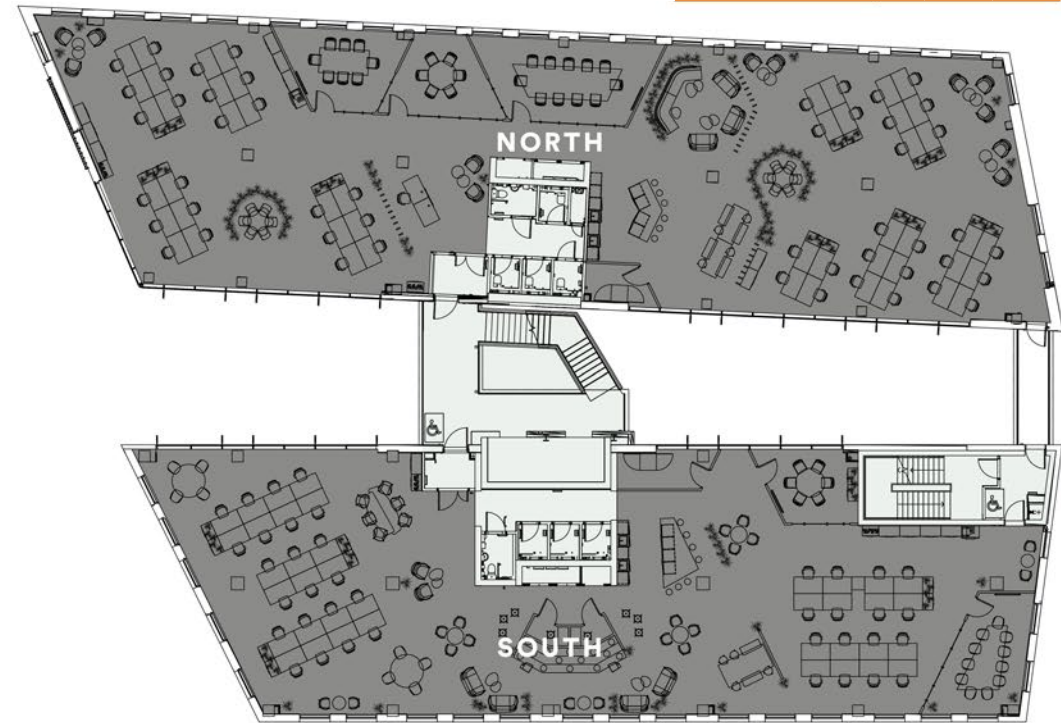
Avon Street

- Office
- Circulation
- Core

THIRD FLOOR

North Wing	Office	5,821 sq ft / 540.6 sq m
South Wing	Office	4,669 sq ft / 433.8 sq m
Total	Office	10,490 sq ft / 974.4 sq m

	North	South
Open plan desks	50	38
Informal activity/hotdesk	2	6
Breakout/informal meeting	2	3
Focus rooms	-	2
11 person board rooms	1	1
8 person meeting rooms	1	-
6 person meeting rooms	1	1
Collaborative area	-	1
Teapoint	1	1
Reception/client waiting	1	1



Avon Street

NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.

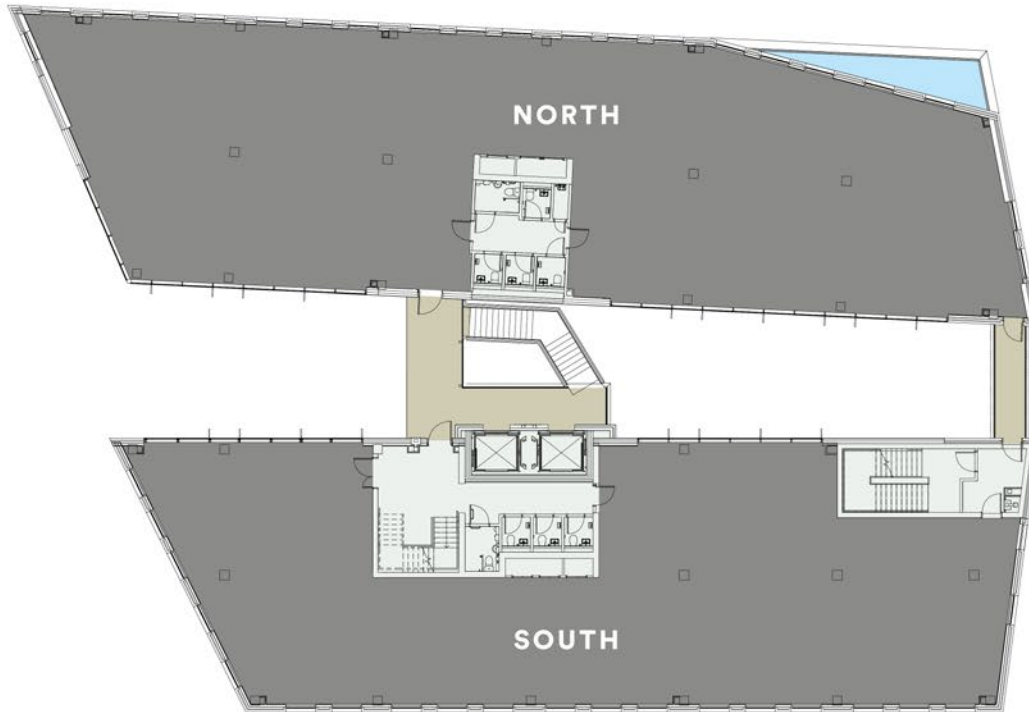


FOURTH FLOOR

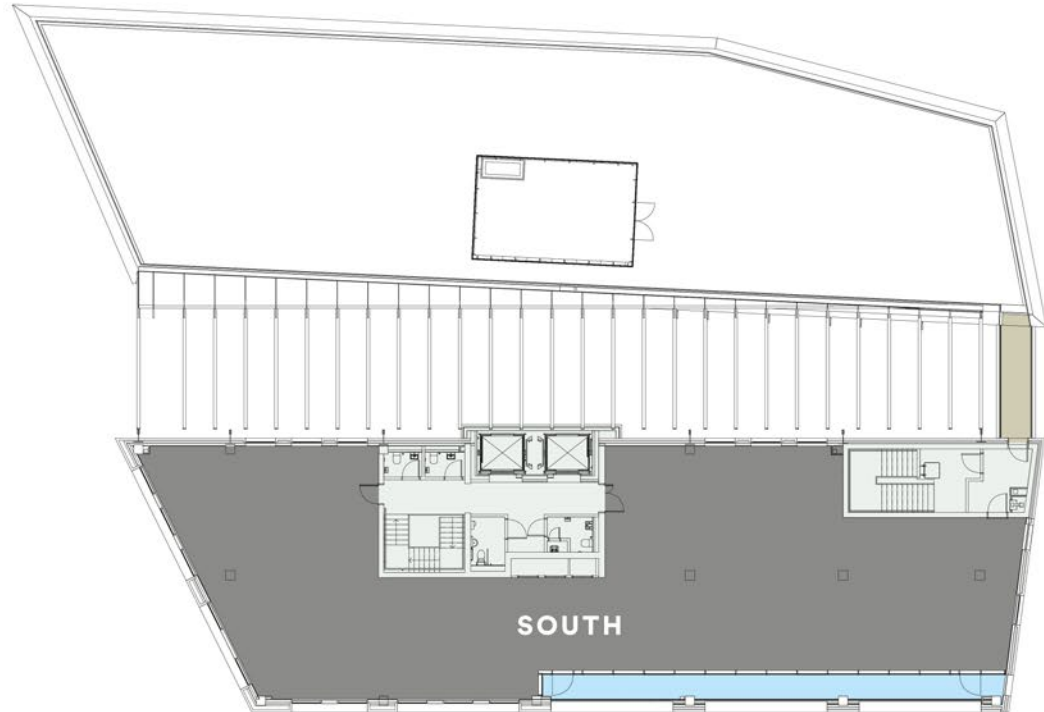
North Wing	Office	5,600 sq ft / 520.3 sq m
South Wing	Office	4,406 sq ft / 409.3 sq m
Total	Office	10,006 sq ft / 929.6 sq m

FIFTH FLOOR

South Wing	Office	3,881 sq ft / 360.6 sq m
------------	--------	--------------------------

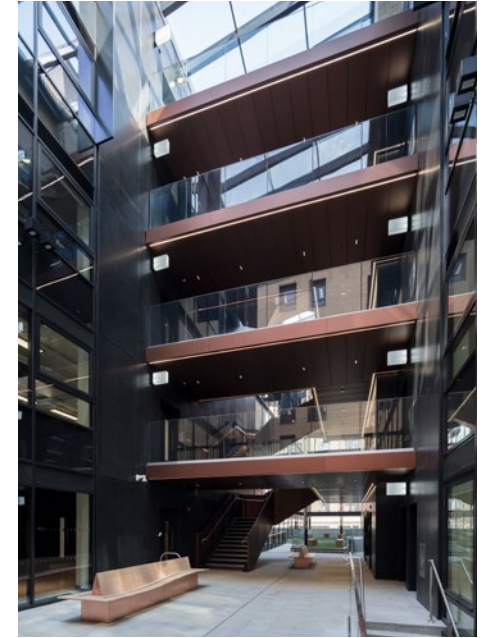


Avon Street

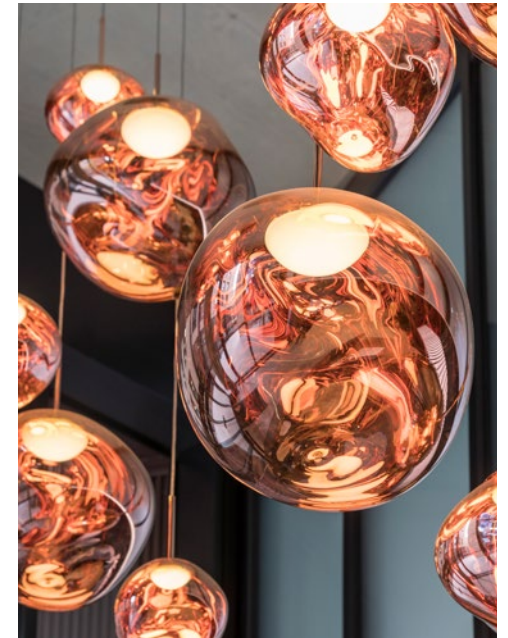


Avon Street

- Office
- Circulation
- Private Terrace
- Core



No.2 The Distillery – images clockwise from top left: 4th floor landing and walkway / 5th balcony / The Street / 3rd floor / 5th floor



Images clockwise from top left: lift lobby / WC / shower & changing facilities / reception feature lighting / lockers / entrance & green wall



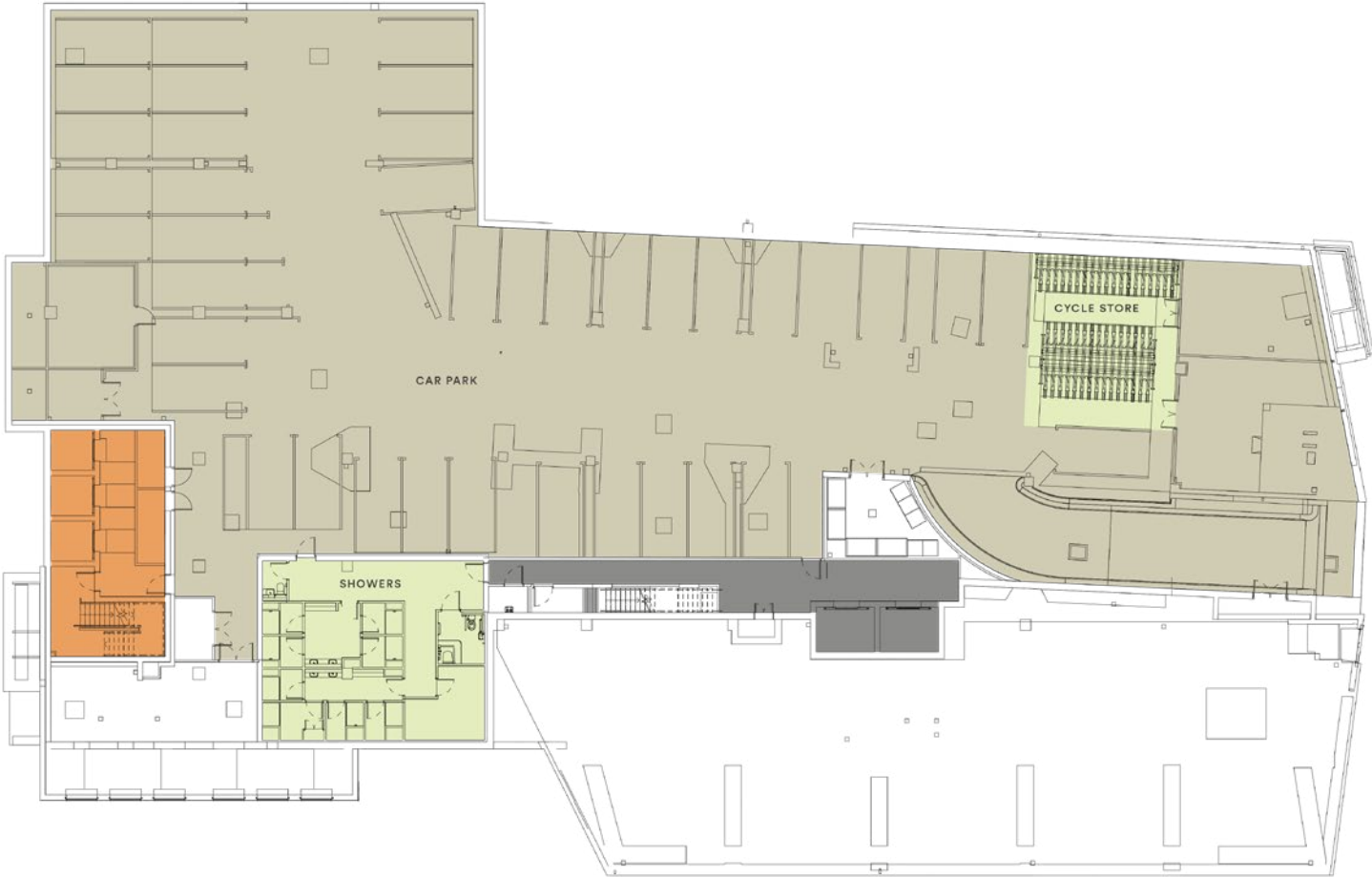
No.2 The Distillery – 3rd floor

NO.2 THE DISTILLERY

Floor plans not to scale.
For indicative purposes only.



BASEMENT



Avon Street

- Car park
- 9 x Showers
- 100 x Cycle spaces
- No.1 core
- No.2 core

SUMMARY SPECIFICATION

THE PERFECT BLEND
OF CONSIDERED AND
HIGH SPECIFICATION
FEATURES

05
mins walk

to Temple Meads
Station

12
mins walk

to Cabot Circus



Fitwel rated

A

EPC

BREEAM®

Excellent



Green wall



Photovoltaic
panels on roof



WiredScore -
Platinum and Gold



Exposed services
VRF air conditioning



Smart
LED lighting



Fully accessible
raised floors



38 parking
spaces



110 bike
parking spaces



2 electric car
charging points



2 motorcycle
bays



9 showers



120 lockers



Drying room



High speed 8 person
passenger lifts



CCTV



Opening windows



Terraces on 2 wings

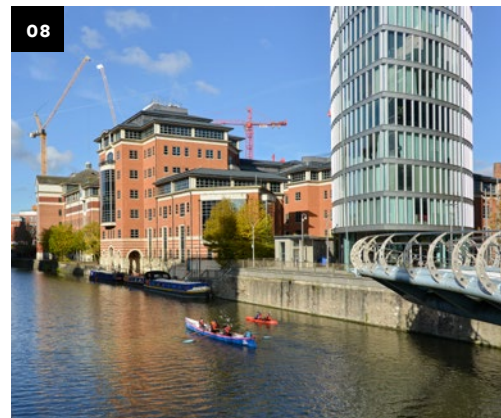
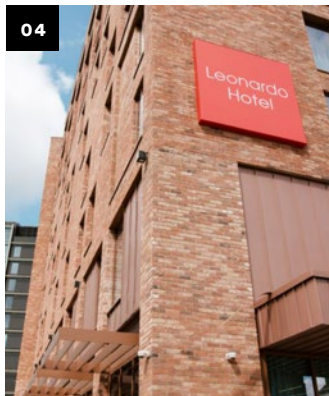
LOCATION

A central location with access to a vibrant and diverse amenity offering.

The Distillery is within a five minute walk of Temple Meads station and the prime retail and leisure facilities of Cabot Circus.

For those preferring a more curated and independent experience – take a short walk to Friska to enjoy an early morning coffee or feel the burn with an energetic workout at Stark's Fitness. When it's time to relax, hop across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – or pop-in post work to the Left Handed Giant Brewpub.

The Leonardo Hotel which sits on the opposite corner of the new city square is perfect for those who want to stay over or just enjoy a meal or drink.



- 01 Cabot Circus
- 02 Castle Park
- 03 Stark's Fitness
- 04 Leonardo Hotel, Bar & Restaurant
- 05 Friska
- 06 Veeno
- 07 St Nicholas Market
- 08 Valentine Bridge
- 09 Left Handed Giant Brewpub

LOCATION

Local Amenities

- 01 Friska Coffee
- 02 Veeno
- 03 Stark's Fitness
- 04 Hotel Ibis Bristol Temple Meads
- 05 Fued
- 06 Recess
- 07 Starbucks
- 08 Bridge Inn
- 09 The Barley Mow
- 10 Spicer & Cole
- 11 Premier Inn
- 12 Punchbowl
- 13 Barikka Tapas Bar
- 14 The Elmer Arms
- 15 Yurt Lush
- 16 Hart's Bakery
- 17 Left Handed Giant Brewpub
- 18 Wooly Cactus
- 19 Moor Beer
- 20 EATCHU
- 21 Pret a Manger

Local Occupiers

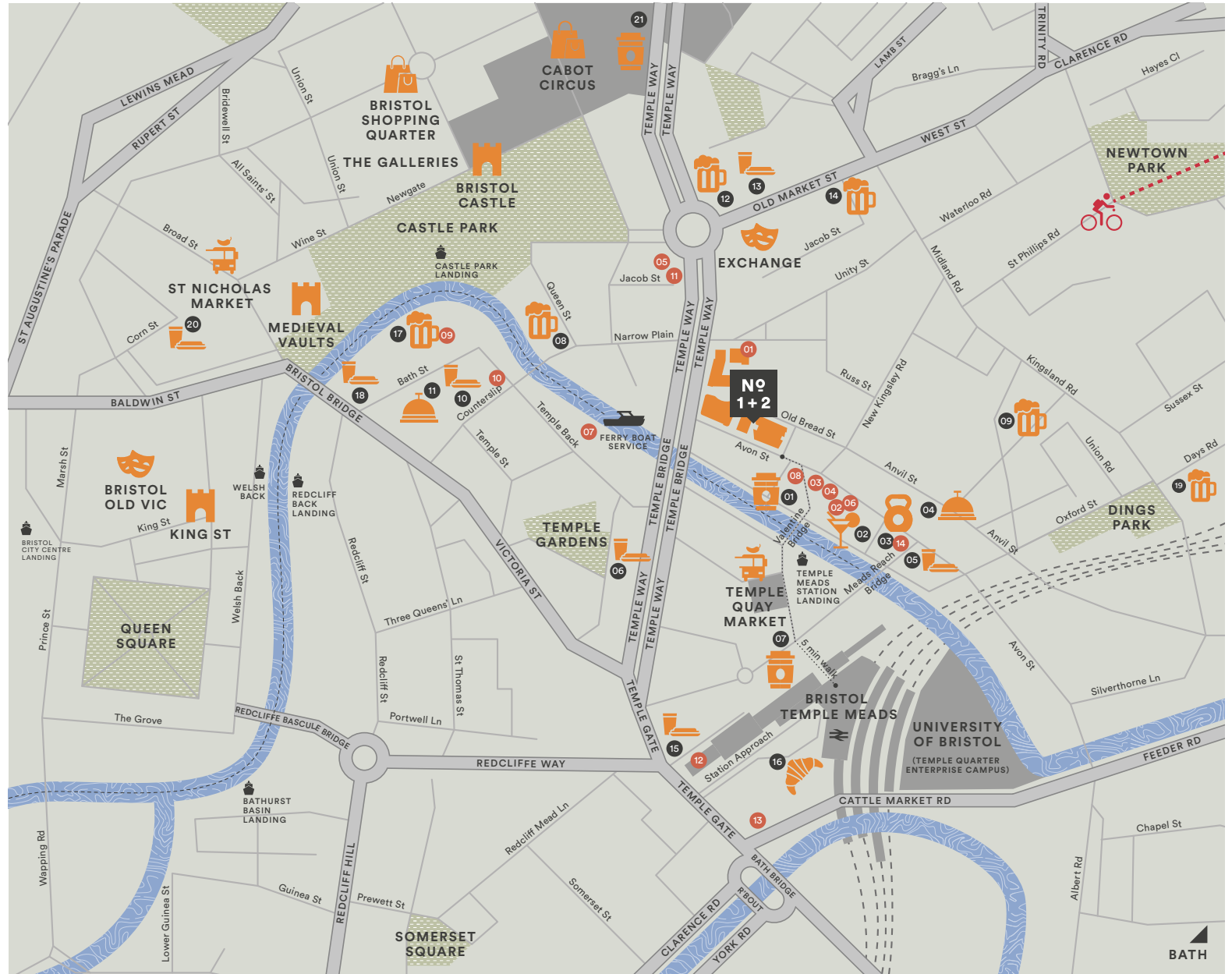
- 01 Cookpad
- 02 Ultraleap
- 03 Prophecy
- 04 Micrima
- 05 Gresham Tech
- 06 The Specialist Works
- 07 Ovo Energy
- 08 Burges Salmon
- 09 Channel 4
- 10 Amdaris
- 11 Zone
- 12 Engine Shed
- 13 Temple Studios
- 14 PWC



Travel Times

Bath	11m
London Paddington	1h 37m
Cardiff	53m
Birmingham	1h 23m
Manchester	3h

--- Bristol to Bath Cycleway



FURTHER INFORMATION

Terms

Upon application.

Viewings

Please contact the
joint sole letting agents:



ANDY SMITH

andy.smith@knightfrank.com

07443 983 253

MARTIN BOOTH

martin.booth@knightfrank.com

07768 884 921



IAN WILLS

ian.wills@eu.jll.com

07989 399 070

HANNAH WATERHOUSE

hannah.waterhouse@eu.jll.com

07855 414 570

Misrepresentation Act: These particulars do not form part of any contract. Neither JLL and Knight Frank nor any of its directors, employees or agents are authorised to give or make any warranty or representation on behalf of any part. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. July 2021.

Designed by Cre8te - 020 3468 5760 - cre8te.london

THE DISTILLERY BRISTOL.CO.UK