



REGION

Bristol

THE DISTILLERY

AVON STREET





Exterior from Avon Street

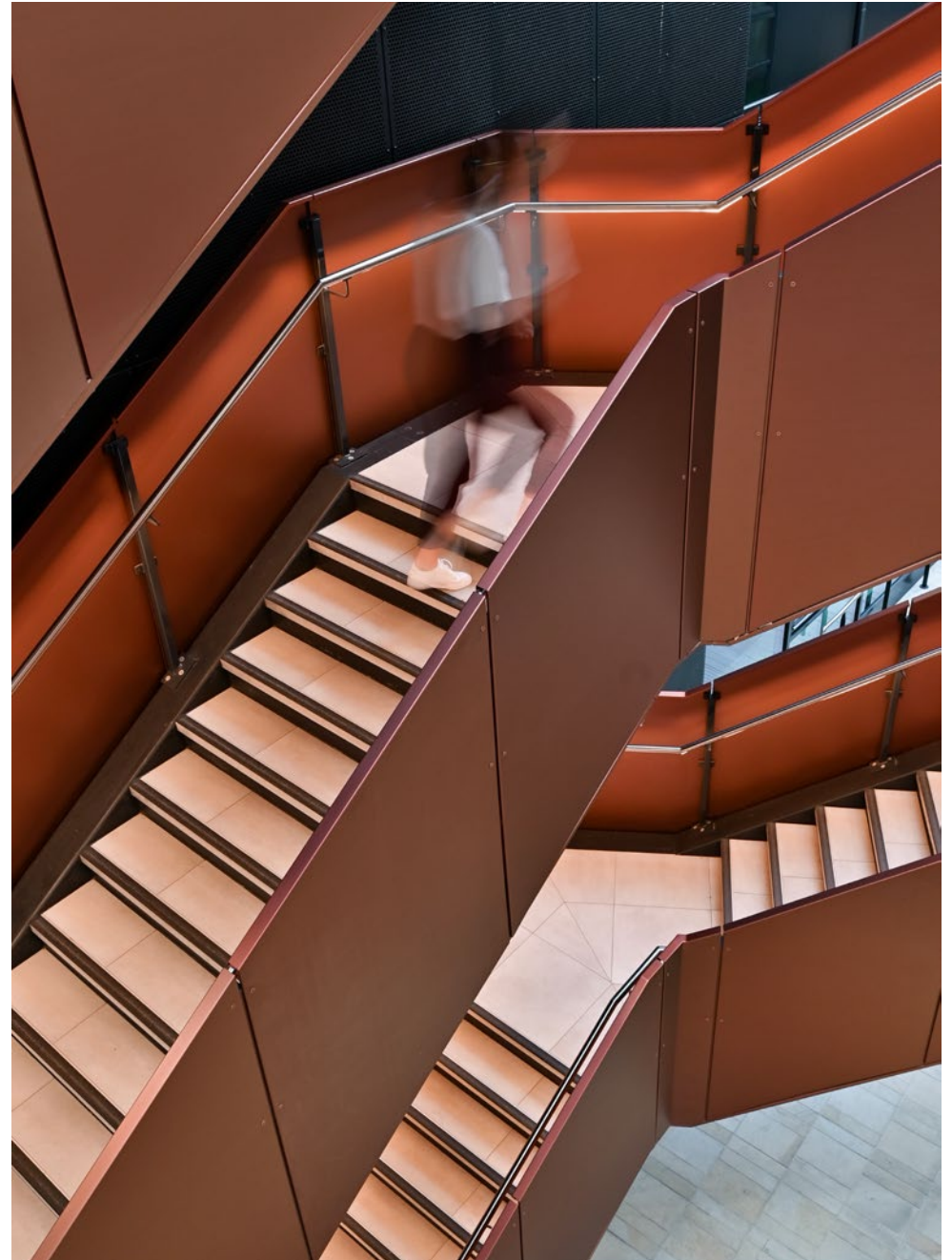
FULLY MATURED

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.

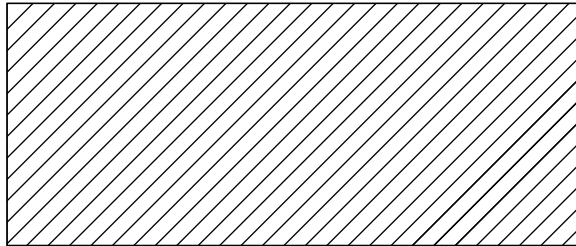
Comprising 93,000 sq ft of flexible and sustainable office to inspire your staff. Forming part of the wider Glassfields development which includes a new 4 star hotel and new city square.



Left: The Street / Above: Exterior from Avon Street



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



SITE PLAN



Measured in accordance with the RICS Code of Measuring Practice



NO.1 THE DISTILLERY

FLOOR	CONDITION	SQ M	SQ FT
Eighth			
Seventh		Let to Canada Life	
Sixth			
Fifth		Let to RAMBOLL	
Fourth	Cat A	410.2	4,415
Third - North		Let to Teneo	
Third - South	Cat A	212.5	2,287
Second		Let to SNC	
First		Let to PA	
Ground		Let to amadillo	
Total		622.7	6,702

Net Internal Areas



Exterior from Avon Street, entrance and reception






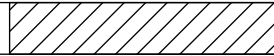
No.1 The Distillery – Typical upper floor, excellent natural light and fantastic views

NO.1 THE DISTILLERY

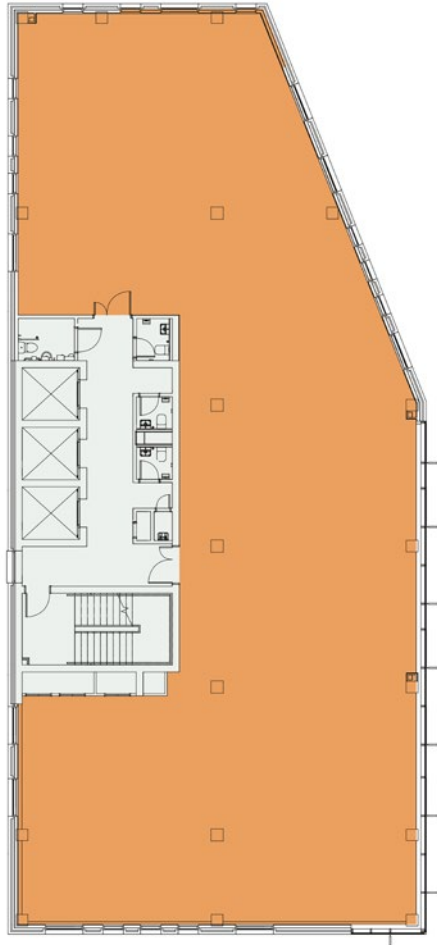
Floor plans not to scale.
For indicative purposes only.



TYPICAL UPPER FLOOR



Office 4,397 sq ft / 408.5 sq m



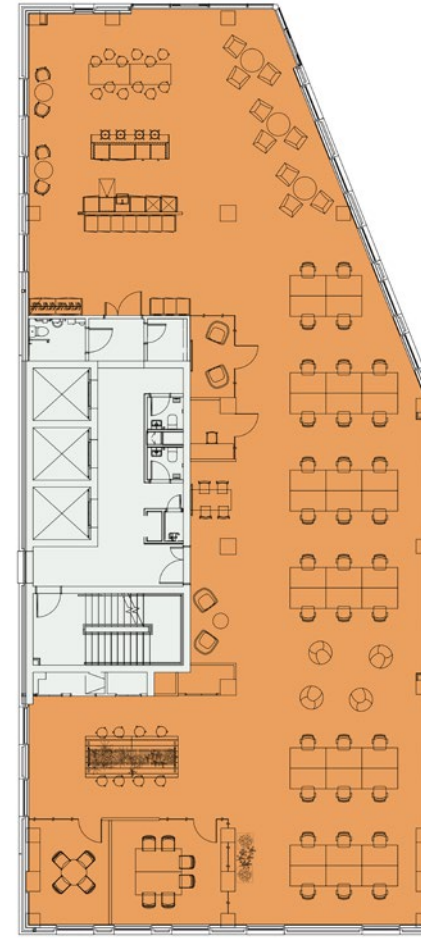
Avon Street

- Office
- Core

INDICATIVE FIT OUT



Office 4,381 sq ft / 407.0 sq m



Avon Street

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



No.1 The Distillery – Indicative plug & play space

NO.1 THE DISTILLERY

PLUG + PLAY

The floors are available fitted out to provide contemporary plug & play office space.

Available fit-out features



Fibre enabled



34 x Open plan desks



Hot desks



2 x Breakout areas



2 x Meeting rooms








Kitchenette



No.1 The Distillery – Indicative plug & play space

NO.2 THE DISTILLERY

WING	FLOOR	SQ M	SQ FT
North	Fourth	Let to	
	Third	Let to	
	Second	Let to	IOP Publishing
	First	Let to	IOP Publishing
	Ground	409.1	4,404
South	Fifth	Let to	
	Fourth	Let to	
	Third	Let to	
	Second	Let to	CLYDE&CO
	First	Let to	IOP Publishing
	Ground	Let to	armadillo
Total		409.1	4,404

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
Total	Office	4,404 sq ft / 409.1 sq m



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

Avon Street



No.2 The Distillery – Ground floor



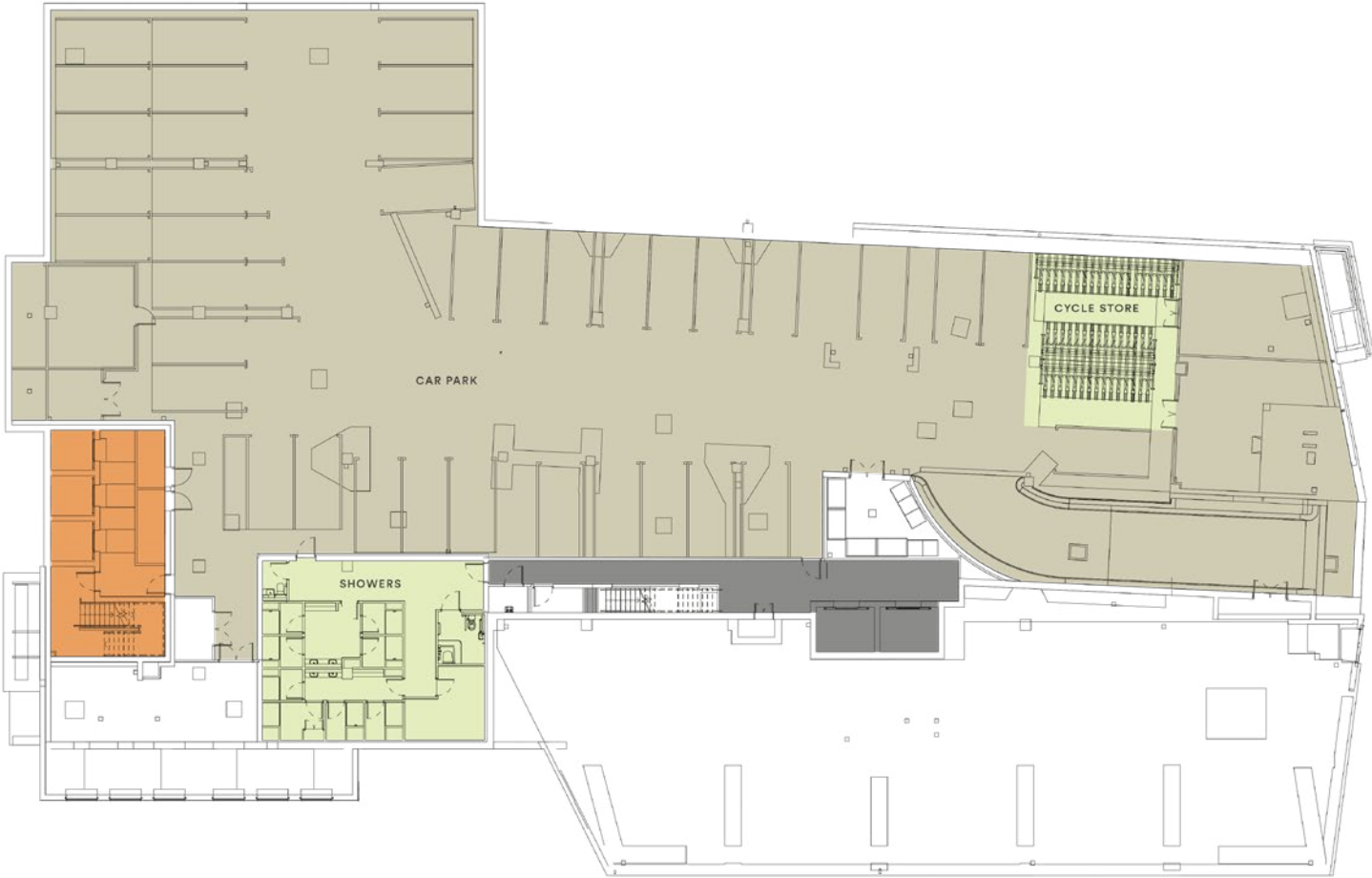
Images clockwise from top left: lift lobby / the street / shower & changing facilities / WCs / lockers / entrance & green wall

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

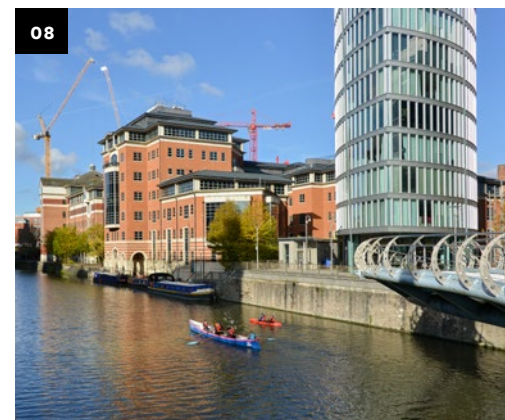
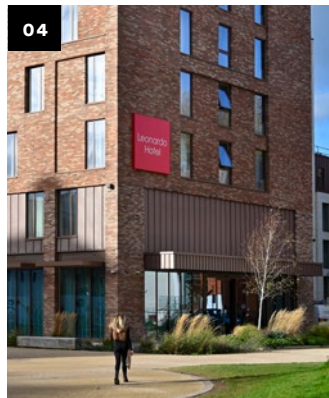
LOCATION

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 Double Puc
- 06 Veeno
- 07 St Nicholas Market
- 08 Valentine Bridge
- 09 Left Handed Giant Brewpub

LOCATION

Local Amenities

- 01 Double Puc
- 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 Small Goods
- 15 Yurt Lush
- 16 Hart's Bakery
- 17 Left Handed Giant Brewpub
- 18 Wooly Cactus
- 19 Moor Beer
- 20 EATCHU
- 21 Sainsbury's Local

Local Occupiers

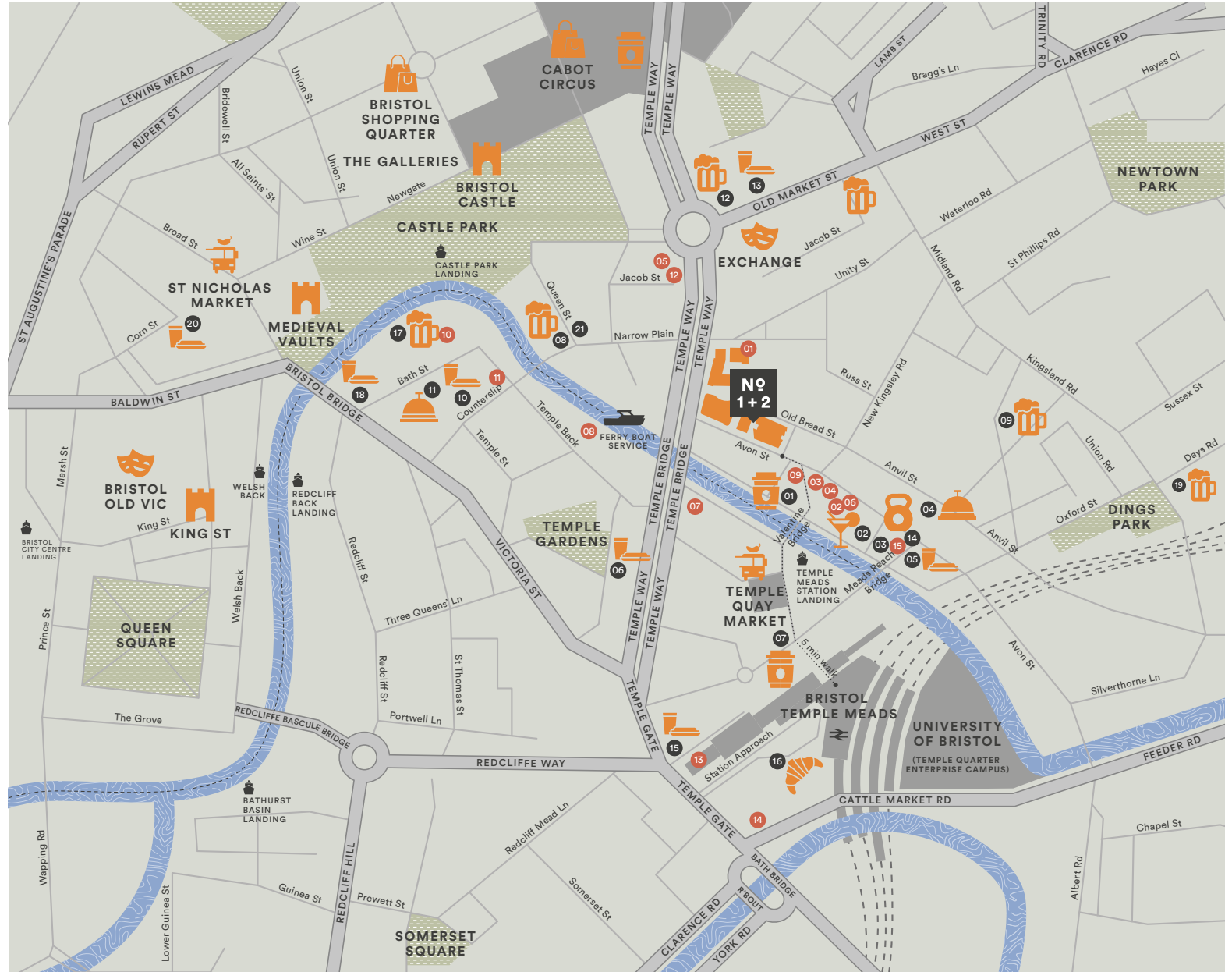
- 01 Cookpad
- 02 Ultraleap
- 03 Prophecy
- 04 Micrima
- 05 Gresham Tech
- 06 The Specialist Works
- 07 Ovo Energy
- 08 Burges Salmon
- 09 Channel 4
- 10 Amdaris
- 11 Zone
- 12 Engine Shed
- 13 Temple Studios
- 14 PWC



Travel Times

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

--- Bristol to Bath Cycleway



Terms

Upon application.

Viewings

Please contact the
joint sole letting agents:



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