

A PROJECT BY CREATE

*One Portwall Lane*

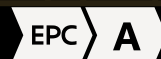
# PORTWALL

## LOFTS

A BOUTIQUE WORKSPACE  
WITH CLASS & CHARACTER

TO LET / MAY SELL

2,798 - 5,671SQ FT ACROSS TWO FLOORS



*One Portwall Lane, Redcliffe, Bristol BS1 6NB*



# PORTWALL LOFTS

WE INVITE YOU TO WORK IN A MORE ELEGANT AND INSPIRING SPACE.

Where English heritage meets authentic luxury and the morning sun shines through 300 window panes.

Portwall Lofts is a boutique workspace, within an impressive Victorian red brick warehouse, on the origins of Bristol's 13th century Portwall. It's undergone an extensive renovation to bring you 5,671 ft<sup>2</sup> of ultra sustainable space – bursting with natural light, character and historic charm – across the two top floors.

*This is a one of a kind opportunity to make a new home for your business, right in the heart of Bristol.*



SECOND FLOOR



THIRD FLOOR



THIRD FLOOR



THIRD FLOOR



THIRD FLOOR



SECOND FLOOR



HARBOURSIDE

## IN THE HEART OF IT ALL

Portwall Lofts sits on a cobbled lane in central Bristol, directly opposite the magnificent St Mary Redcliffe Church. It nestles between the Harbourside and Temple Meads in the neighbourhood of Redcliffe.

There are so many fantastic things to see, do and eat in every direction on foot. From the leafy green space of Queen Square and trendy shipping container eateries at Wapping Wharf's Cargo, to the cultural attractions, bars and buzz of Bristol Harbourside.

Bristol Temple Meads railway station is but a 5-minute walk away, and a lot of the city centre is bike and pedestrian friendly too. Whilst Portwall Lofts is ideally located for green commuting there is also easy access to the motorway network via the M32 and Bristol Airport is a 24 minute drive out of the centre.



QUEEN SQUARE



FINZELS REACH MARKET



PASTURE



ST NICHOLAS MARKET



BATHURST BASIN



PASTURE

# FAVOURITE SPOTS

## SCENIC PLEASURES

### Queen Square

Gorgeous Georgian park area

### Castle Park

A vibrant open space

### Bristol Harbourside

Myriad of wonderful things

## COFFEE FIX & LUNCH

### 1. Spicer & Cole

Independent cafe with own coffee roastery

### 2. Mud Dock Café

Relaxed atmosphere with river views

### 3. Harbour House

Delightful, historic waterfront lunch spot

### 4. La Panza

Laid back Italian café

## AFTER WORK DRINKS

### 5. King Street

Pubs galore for al fresco drinking

### 6. Portwall Tavern

18th century pub next door

## KEEPING FIT

### 7. Workout Bristol

Independent, contract-free gym

## SENSATIONAL DINING

### 8. Pasture

Fire, meat and music until late

### 8. Radius Bar

Morning coffee and evening cocktails

### 9. River Station

Iconic harbourside restaurant

### 10. Adelina Yard

Imaginative fine food

### 11. Cargo

Independent eateries, shops & more

## GOING SHOPPING

### 12. The Co-operative Food

2-minute walk

### 13. Cabot Circus Shopping Centre

14-minute walk

## STAYING OVER

### 14. DoubleTree by Hilton

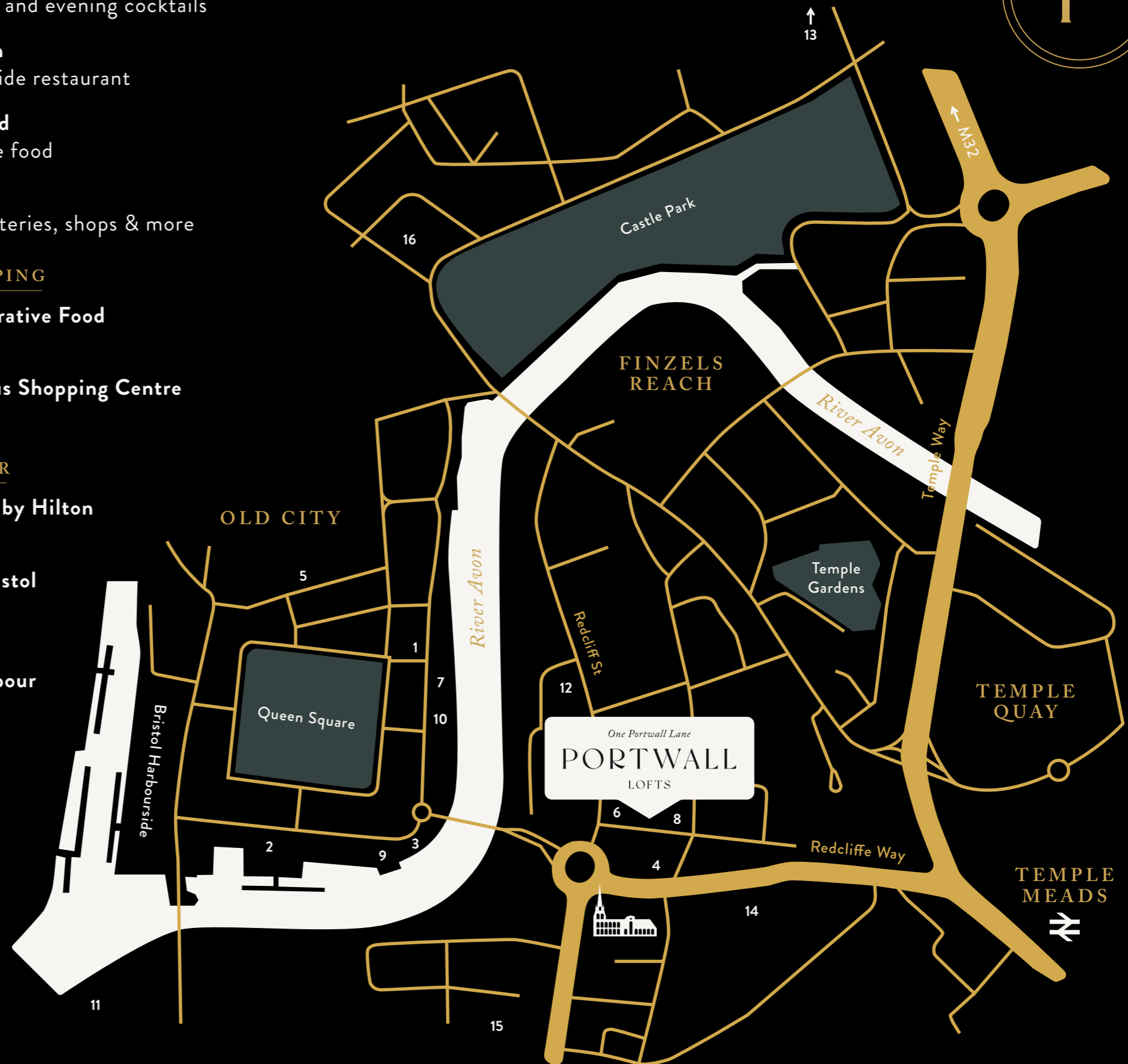
4\* hotel

### 15. Mercure Bristol Holland House

4\* hotel

### 16. Bristol Harbour Hotel & Spa

4\* hotel







## SUSTAINABLY RENOVATED TO A TOP-END SPEC

Portwall Lofts has been sympathetically renovated to an exceptional standard, while preserving the building's historic character and charm and delivering ultra-sustainable workspace.

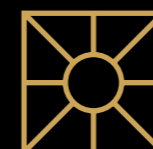
Incorporated into this sensitive restoration are low-flow water appliances, brand new LED lighting, a high end heating cooling and ventilation system, new authentic Crittall windows and doors and an array of solar panels on the roof.

The grand vaulted timber frame ceiling, natural wood floor and lofty windows provide an abundance of natural light and a wonderful sense of space to boost wellbeing and inspire.

A sumptuous velvet banquette in the lobby, black Crittall doors and windows, and real terrazzo floor tiles. The antique bronze and brass finishes will age gracefully with a rich patina, all adding to the welcoming sense of luxury.

It's fully self-contained, with its own private entrance, so you can make it your own and enjoy complete autonomy. There's even a second private entrance for bicycles, lockers and showers. An internal door from this area then leads through to the office lobby.

Portwall Lofts benefits from an EPC A and is set to be accredited BREEAM Excellent.



LED lighting



Underfloor trunking



Solar panels



Grand openable windows



Comfort heating & cooling



Secure indoor bike storage



Own front door



Lift access to third floor



High quality WC facilities

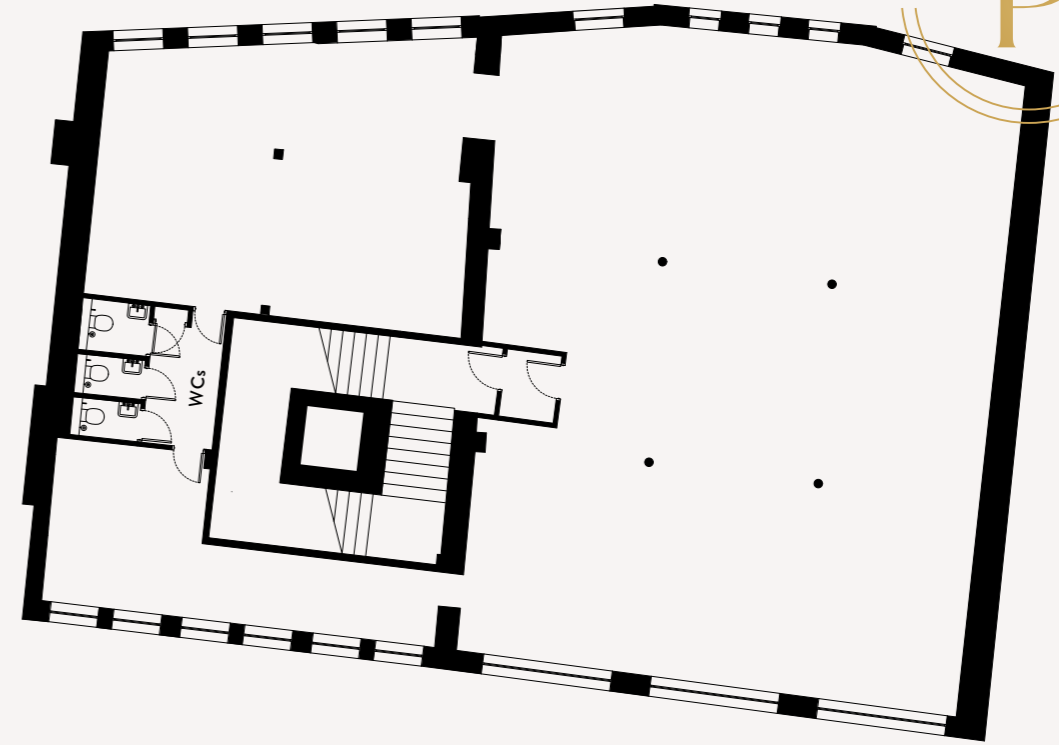


# GROUND FLOOR



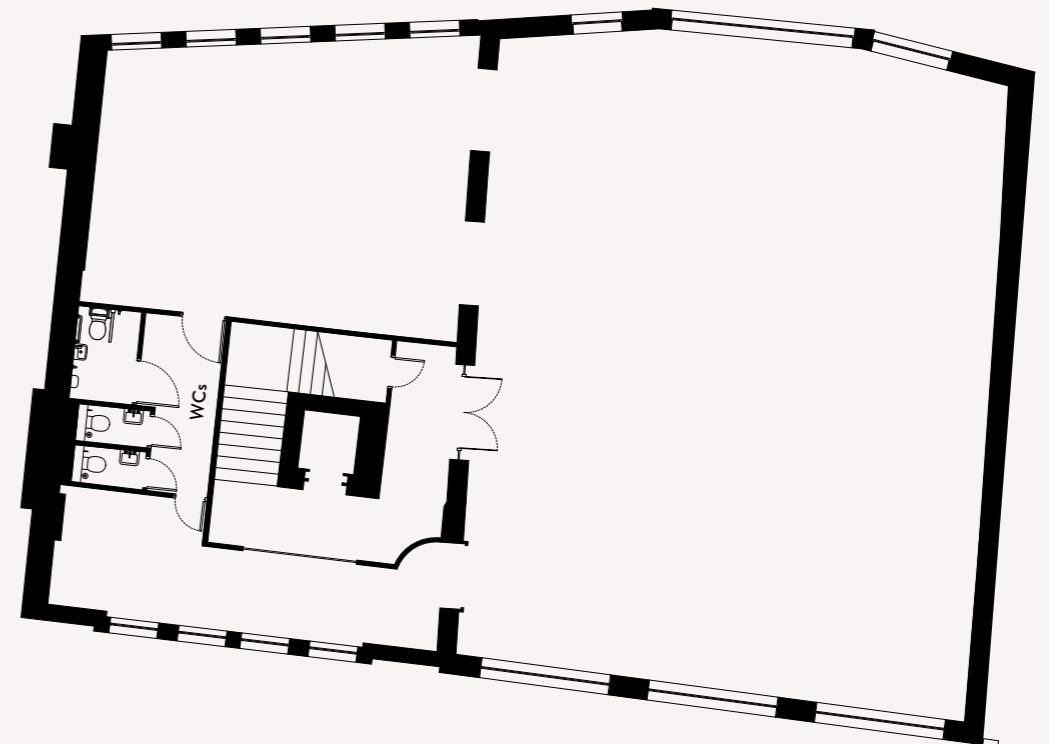
# SECOND FLOOR

2,798 *ft*<sup>2</sup>



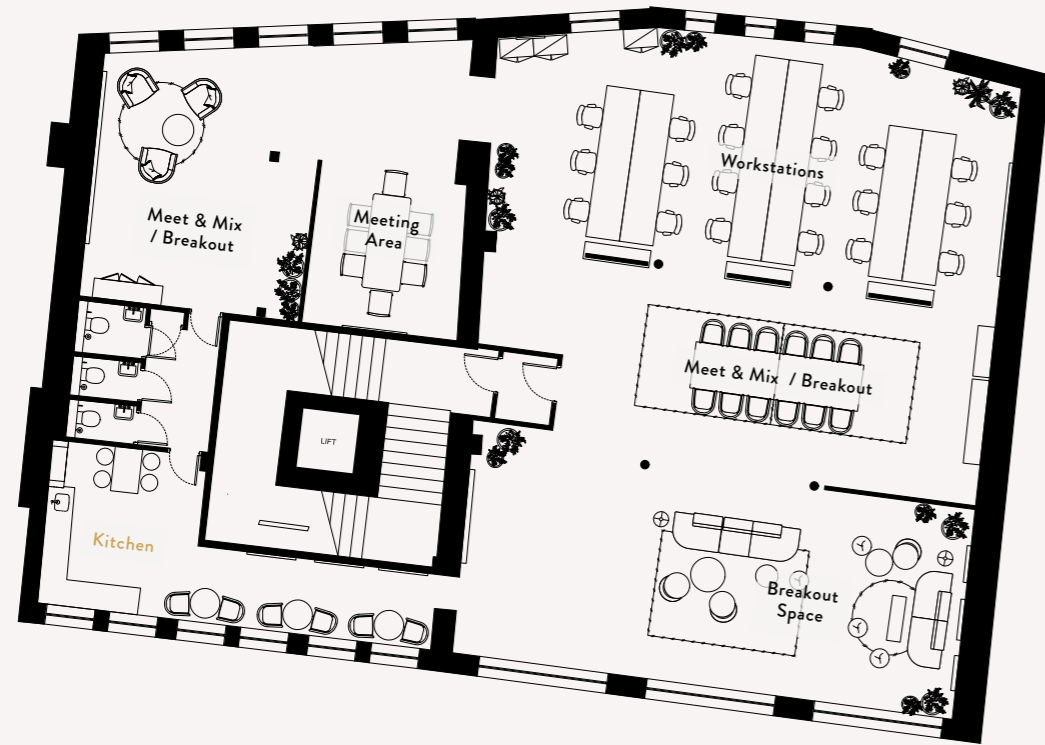
# THIRD FLOOR

2,873 *ft*<sup>2</sup>

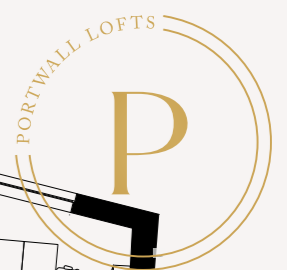
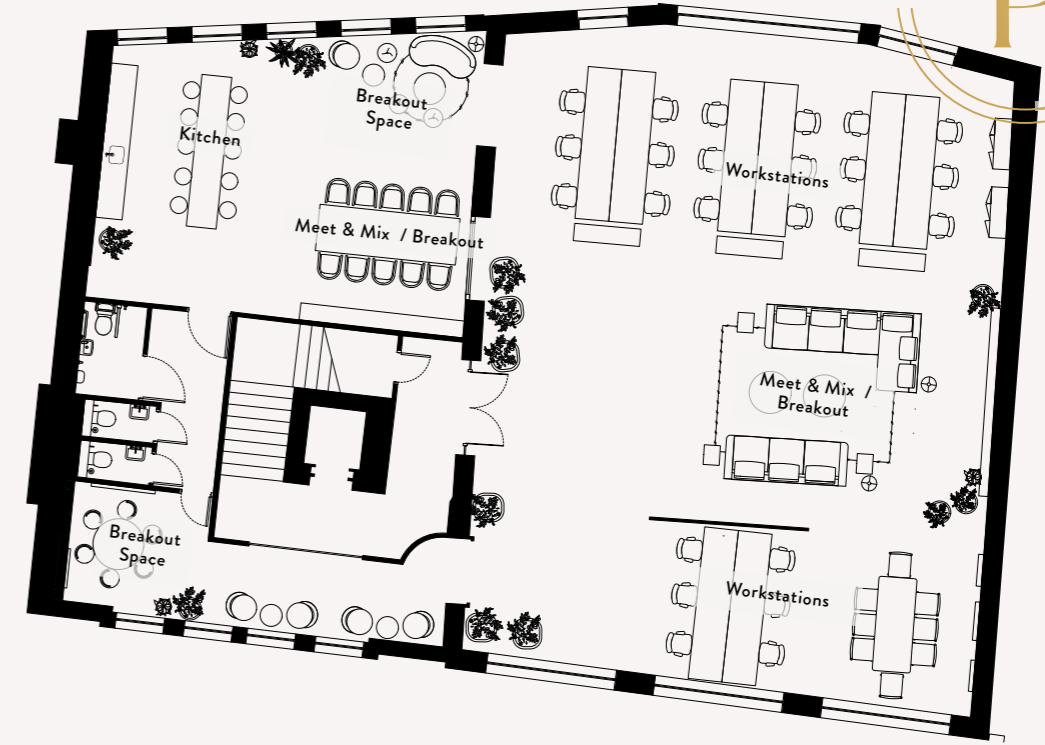


# LAYOUT EXAMPLE

*Second floor*

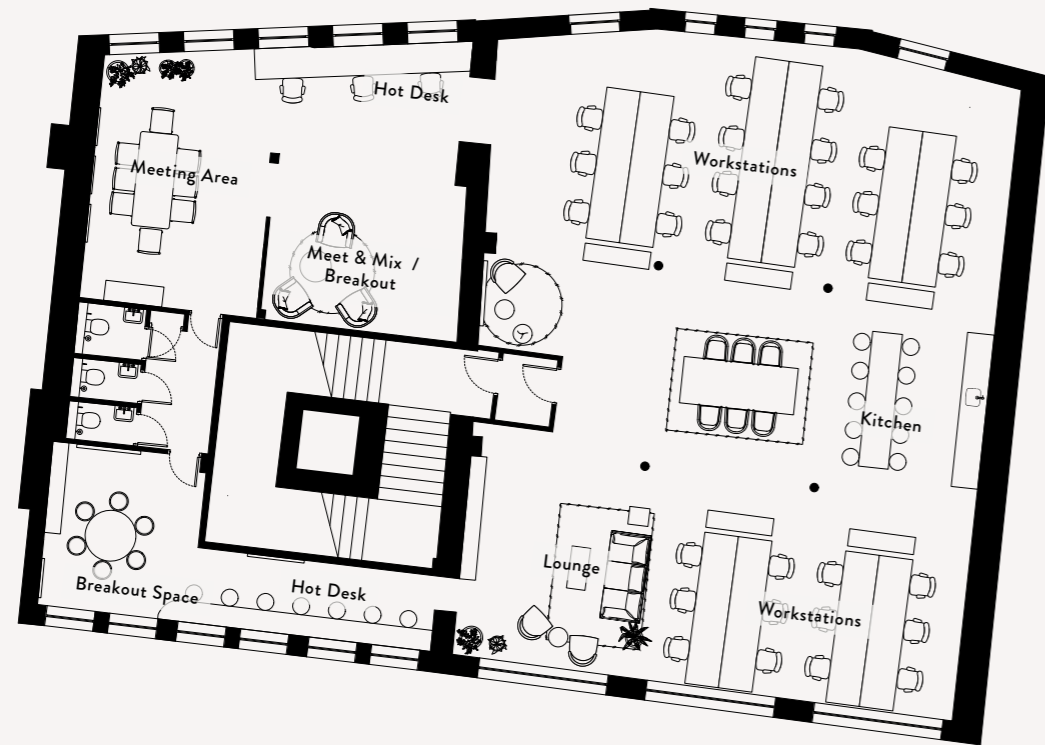


*Third floor*

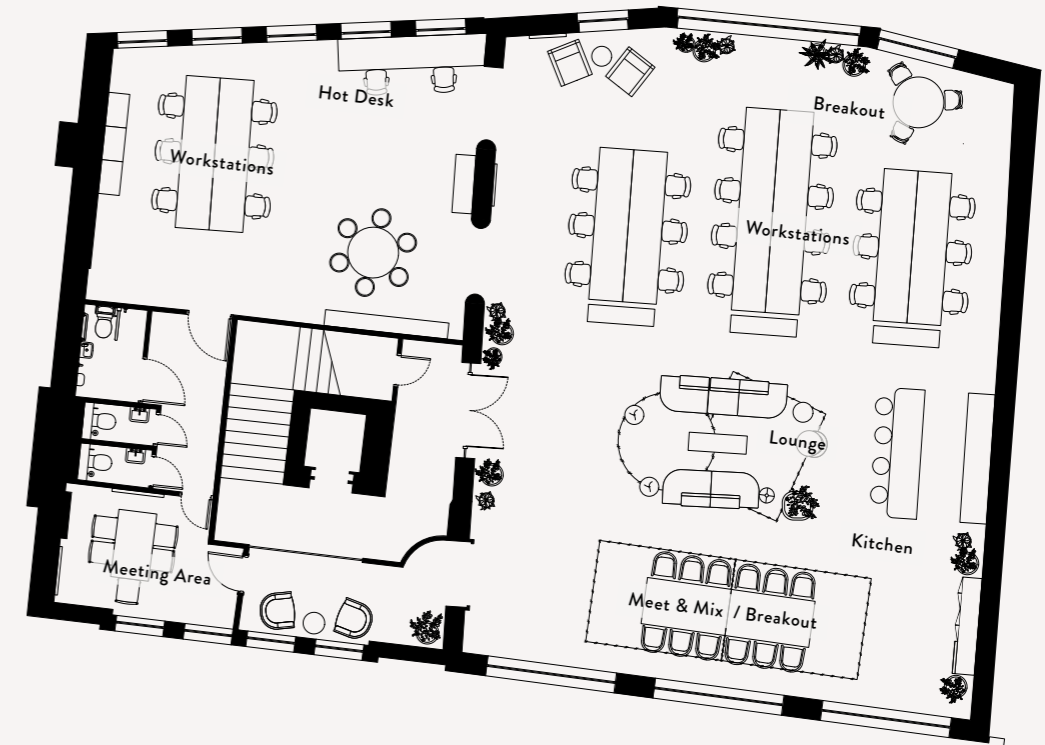


# LAYOUT EXAMPLE

*Second floor*



*Third floor*



# ALL YOURS

*Portwall Lofts is available to lease on a floor by floor basis or in its entirety complete with your own front door, your own branded sign above it – and a high-profile entrance off Portwall Lane. All spaces are for your sole use, including, showers, lockers and bike storage. You even get to use the energy generated from the rooftop solar panels.*

*Consideration will also be given to a sale of the freehold interest.*

## BOOK A TOUR

See your team settling in here?

Our letting agents would love to show you around:

**ROXINE FOSTER**

07834 626024  
rfoster@lsh.co.uk

**Lambert  
Smith  
Hampton**

**HANNAH WATERHOUSE**

07855 414570  
hannah.waterhouse@jll.com



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**ONE PORTWALL LANE  
REDCLIFFE BRISTOL BS1 6NB**  
*www.portwalllofts.co.uk*

