



# THE GENERATOR BUILDING

BRISTOL

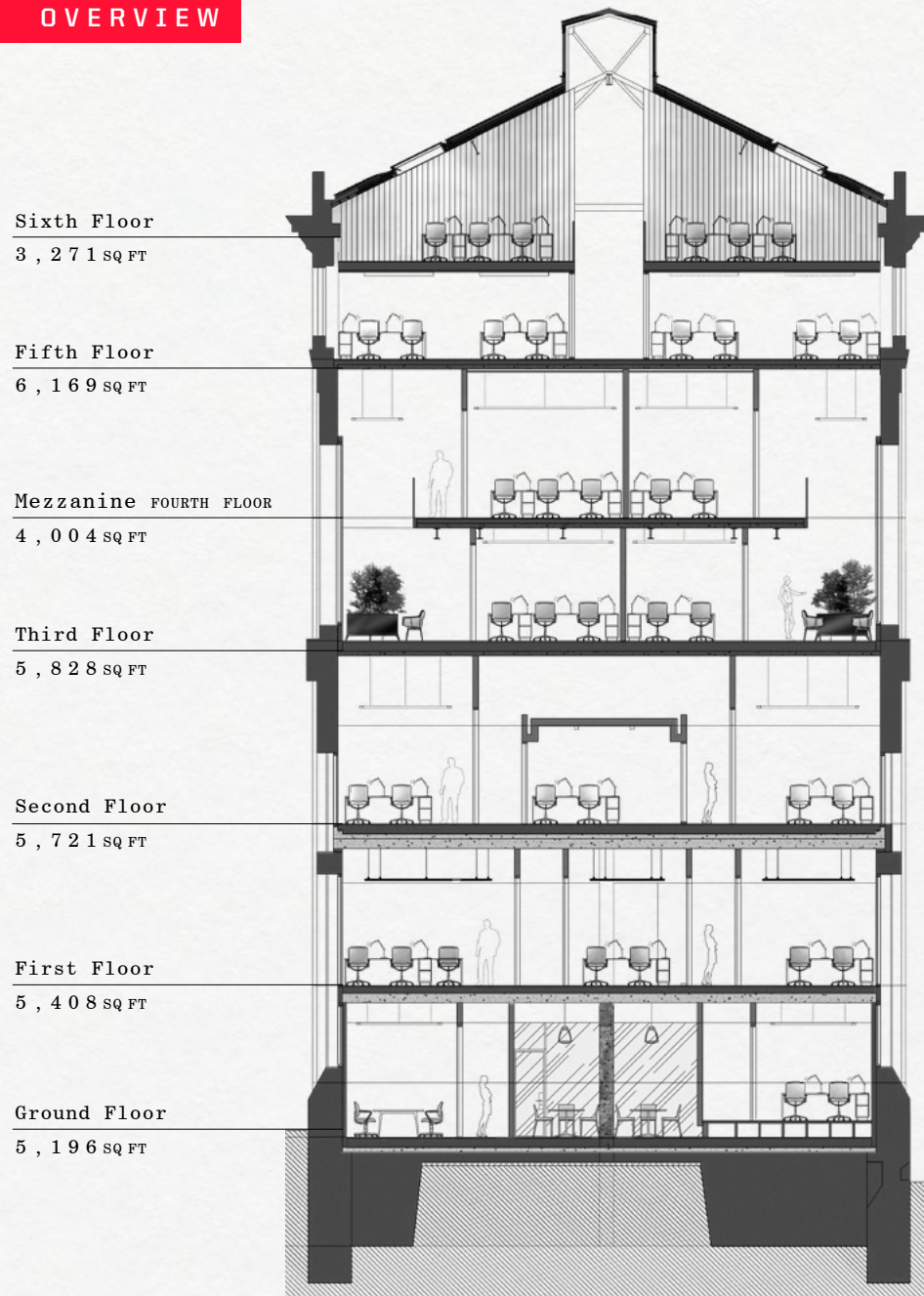
BS1 6BX

Contemporary offices in a remarkable  
period building, arriving July 2021

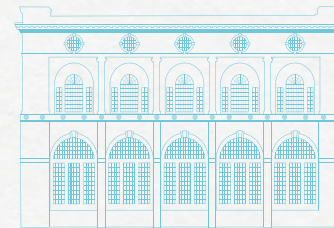
[GENERATORBUILDING.CO.UK](http://GENERATORBUILDING.CO.UK)



## OVERVIEW



# THE GENERATOR BUILDING



## An iconic transformation

35,597 SQ FT of state-of-the-art office space within a stunning historic character building, primely located in Finzels Reach.

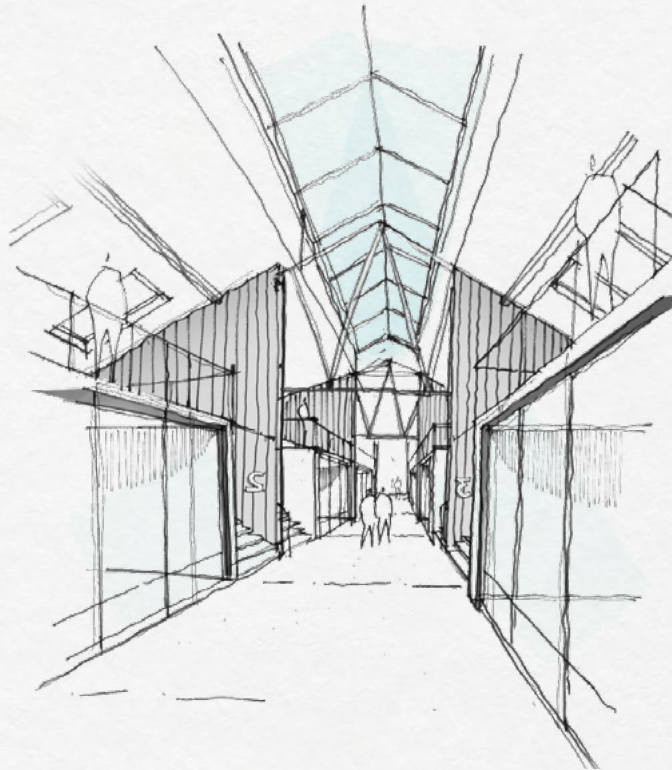


Whether you need a desk, an office, a floor to yourself or a new HQ, you can find it at The Generator Building. Available to lease as a whole building or an individual floor basis in collaboration with Clockwise serviced office operator.

## An electric opportunity

Built to power the expanding electric tramways system in 1889, this iconic building will now be an inspiring home to the expanding businesses of Bristol.

The Generator Building is being comprehensively redeveloped to provide Grade A workspace, designed to be both inspiring and flexible. Whichever space you choose, the building will offer everything required to create a thriving place to work.





## Consciously designed to provide a workspace for collaboration & productivity

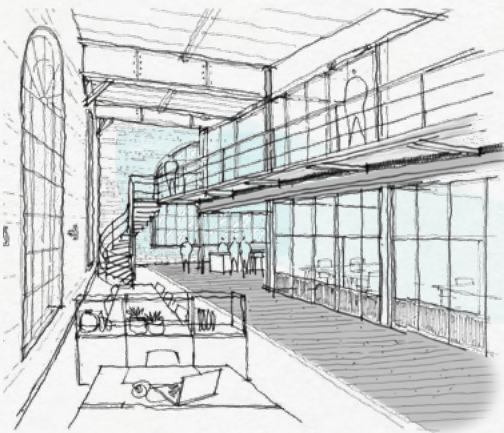
A beautiful blend of historic character features and contemporary amenities will create a highly attractive and functional environment for innovation, creativity and productivity.

## Take a desk, a floor, or the whole building

Whether you're looking for a new HQ and want the best building in Bristol, or are after an entire floor, The Generator Building can be adjusted and designed to suit your requirements, ready to occupy in Summer 2021.

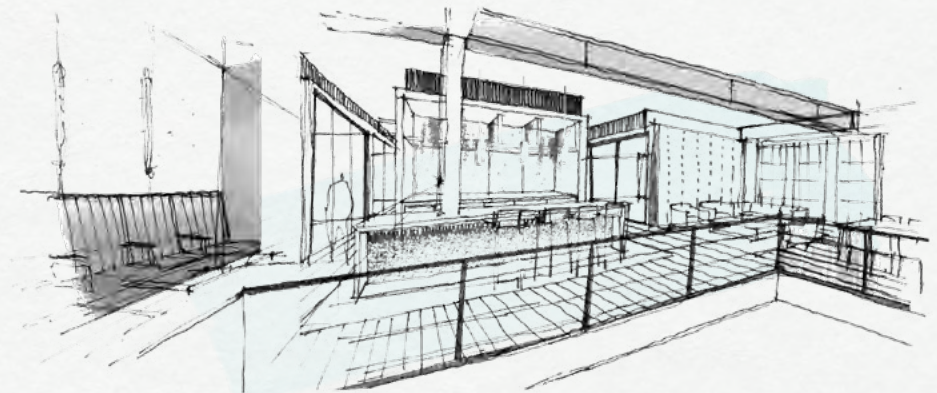
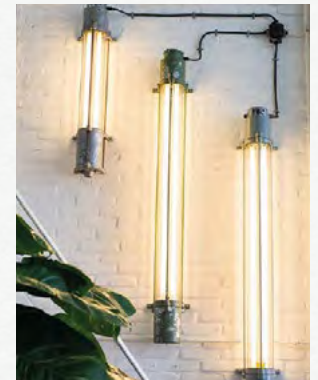
If you don't want the hassle of running your new office space, then leases on a fully managed basis are available, so from cleaning to maintenance and everything in between, it's all taken care of for you.

Just looking for a desk or private office, then work with Clockwise our serviced office provider. All flex, no fuss, Clockwise allows you to enjoy all the facilities of a prime HQ office while concentrating on making your budding business just brilliant.

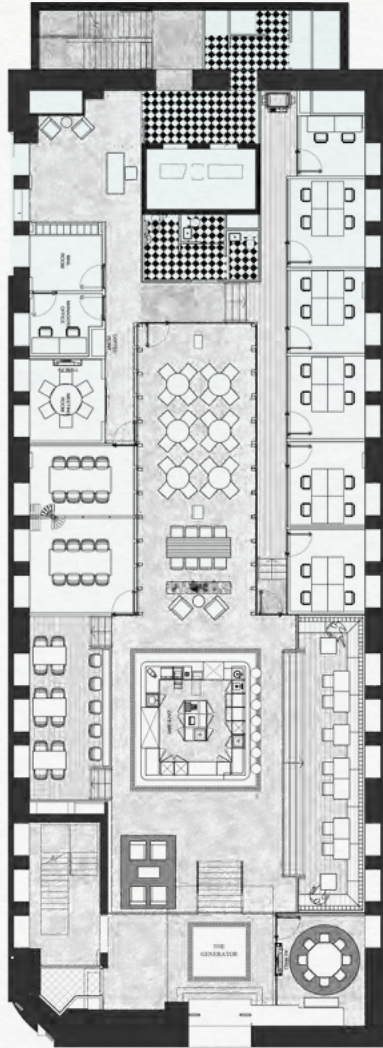


## Designed with modern and sustainable occupiers in mind

- ☕ On site café for collaboration and breaks
- 🍷 Fully licensed event space for hosting staff and client networking
- ↑ Grand triple height reception and atrium
- ☀️ Large feature windows with generous natural light
- 👥 Curated communal spaces
- 🪑 Desirable contemporary interior finishes
- 💡 Exposed services finish
- 📶 Super fast broadband on all floors
- 🚲 Bike storage & secure lockers
- 🚿 Showers
- 🌿 BREEAM – Very good
- ⚡ EPC – C



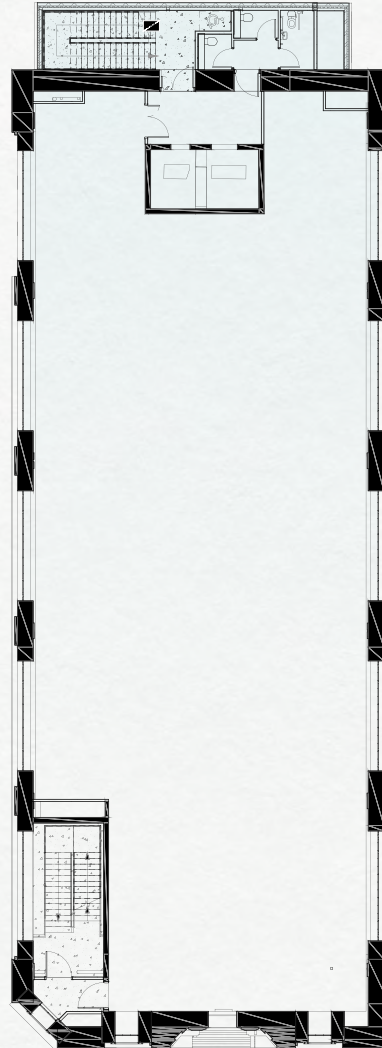
INDICATIVE FLOOR PLANS



Ground Floor

5,196 sq ft

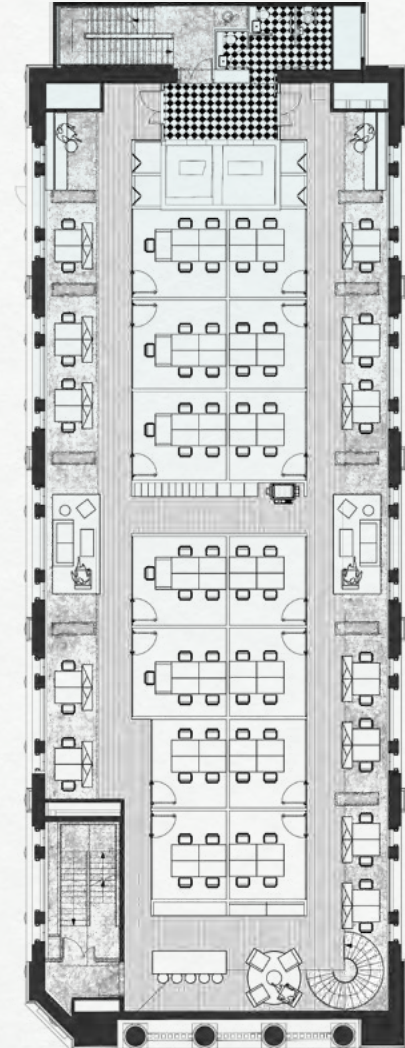
CAFE & EVENT SPACE



Second Floor

5,721 sq ft

NIA



Third Floor

5,828 sq ft

LAYOUT EXAMPLE

# CLOCKWISE



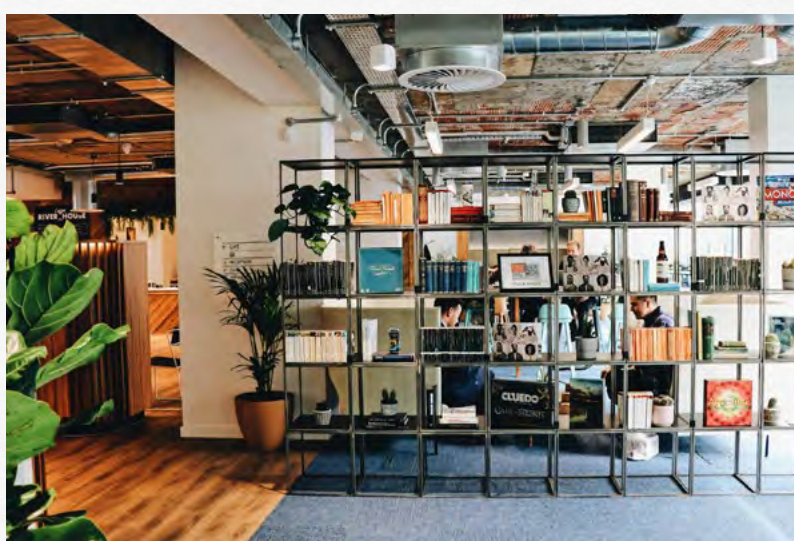
## Say hello to Clockwise

Stylish office space, comfy breakout areas, welcoming meeting rooms, community, privacy, hot desks, cool café, showers, bike storage, beautiful broadband. And more (yes more!)

At Clockwise we've thought of everything, so you can concentrate on making your budding business just brilliant.

## Meet, pitch, launch, dial in and do

From quick team huddles to full-on networking events – we've designed our meeting rooms and conferencing facilities to be as versatile as you need them to be.



[WWW.WORKCLOCKWISE.CO.UK](http://WWW.WORKCLOCKWISE.CO.UK)



# Select your perfect package

Clockwise offers four membership packages to suit every small business, whether you want to hot desk, have a dedicated desk, a secure private office or virtual office. There are no hidden add-ons – what you see is what you get. Get up and running on the same day and leave with just one month’s notice.

# Ticking our way through the UK

Edinburgh	Cardiff
Glasgow	Bristol
Belfast	Wood Green, London
Leeds	Haggerston, London
Manchester	Bromley, London
Liverpool	Exeter
Cheltenham	Southampton



**THE  
GENERATOR  
BUILDING**

BRISTOL



EDINBURGH



GLASGOW



BELFAST



LEEDS



CARDIFF



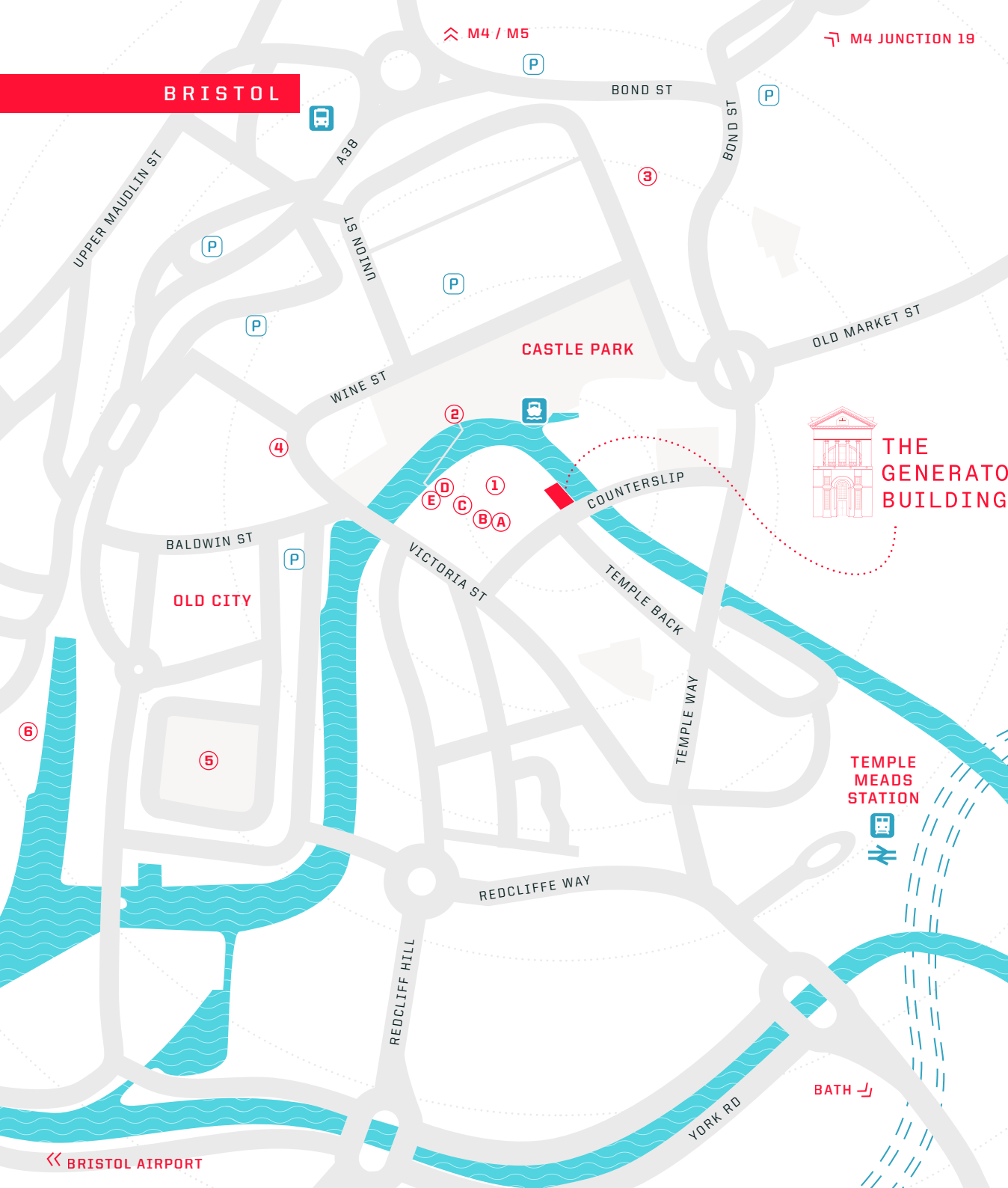
CHELTENHAM



LIVERPOOL



MANCHESTER



**BRISTOL**

M4 / M5

M4 JUNCTION 19

P

P

P

P

P

④

②

①

③

⑤

⑥

OLD CITY

CASTLE PARK

THE GENERATOR BUILDING

TEMPLE MEADS STATION

REDCLIFFE WAY

BATH

BRISTOL AIRPORT



Bristol Ferry.....	3 mins	.....	1 min
Temple Meads Railway Stn.....	10 mins	.....	4 mins
Bristol Bus Stn.....	12 mins	.....	5 mins
Castle Park.....	4 mins	.....	1 min



Bristol Airport.....	21 mins
Cardiff.....	53 mins ..... 57 mins
Birmingham New St.....	1 hr 26 mins ..... 1 hr 40 mins
London Paddington.....	1 hr 36 mins ..... 2 hr 15 mins

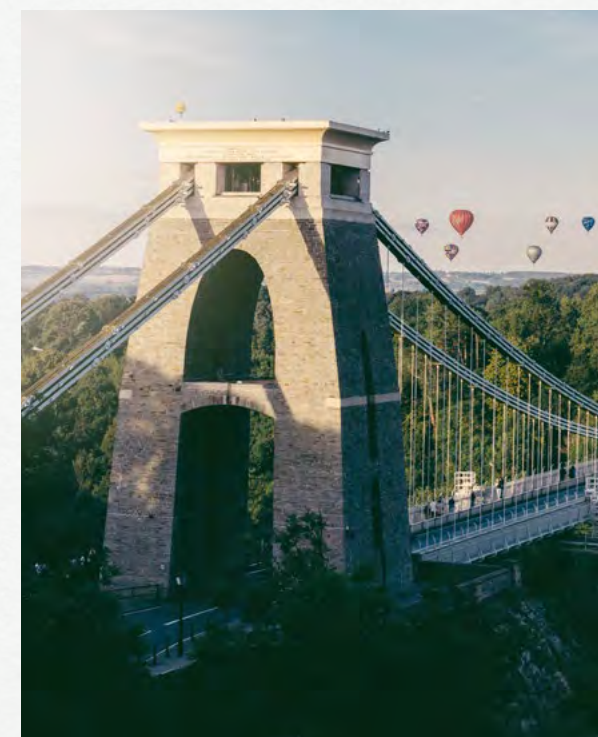
- |                      |   |
|----------------------|---|
| ① Finzels Reach      | ① Premier Inn Hotel                         |
| ② Castle Bridge      | ② Street Food Market                        |
| ③ Cabot Circus       | ③ Bocabar Restaurant                        |
| ④ St Nicholas Market | ④ Left Handed Giant Brewpub & Mission Pizza |
| ⑤ Queen Square       | ⑤ Le Vignoble Wine Bar                      |
| ⑥ Harbourside        |   |

## Just in reach

The Generator Building is centrally located, providing easy access to the high quality lifestyle that Bristol is known for.

From coffee on-the-go to after-work drinks, there's always something great to discover in Finzels Reach

- Enjoy waterfront views and a beautiful blend of historic & contemporary architecture
- Walking distance to Castle Park
- Numerous hospitality offerings with new micropub Left Handed Giant, Bocabar and Le Vignoble
- Convenient transport links, within a 10min





## A high scoring city



Bristol is one of the most successful cities in the UK, with a higher employment rate than other Core Cities



Median age of population is 32.4 years compared to 40.2 years in England and Wales



Growing student population of 18% across the two main universities (UoB, UWE)



Bristol residents are more highly qualified than all other Core Cities



Bristol is committed to being a carbon neutral city by 2030



Named as the UK's most artistic city (2019)

# Castleforge Partners

Castleforge is embedded in today's real estate revolution. By investing in, refurbishing and operating more than 1m sq ft of cutting edge office space across the UK, we have honed our in-house expertise. We know how to deliver the spaces today's businesses need, how to engage with clients and how to exceed expectations.



160 Aldersgate Street  
LONDON

202,000 SQ FT  
DLA PIPER HQ  
GRADE A OFFICE



The Garment Factory  
GLASGOW

60,000 SQ FT  
REFURBISHED  
CHARACTER SPACE



1 Cathedral Square  
BRISTOL

58,500 SQ FT  
REFURBISHED  
GRADE A OFFICE

---

KNIGHT FRANK

Tyndall House  
17 Whiteladies Road  
Bristol BS8 1PB

Andy Smith

T – 074 4398 3253  
E – andy.smith@knightfrank.com

Martin Booth

T – 077 6888 4921  
E – martin.booth@knightfrank.com

---

COLLIERS INTERNATIONAL

Templeback  
10 Temple Back  
Bristol BS1 6FL

Alfie Passingham

T – 078 2572 1030  
E – alfie.passingham@colliers.com

James Preece

T – 079 1739 2867  
E – james.preece@colliers.com

---

CLOCKWISE

🌐 WORKCLOCKWISE.CO.UK

📷 @WORKCLOCKWISE

---

CASTLEFORGE PARTNERS

🌐 CASTLEFORGEPARTNERS.COM

🌐 GENERATORBUILDING.CO.UK



CLOCKWISE



---

DISCLAIMER – Colliers International and Knight Frank LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- a) The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are believed to be correct but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves they are correct by inspection or otherwise.
- c) No person in the employment of Colliers International or Knight Frank LLP has any authority to make or give any representation or warranty whatsoever in relation to the property.
- d) All liability for any loss arising from the use of these particulars is hereby excluded. FEBRUARY 2021

THE  
GENERATOR  
BUILDING

BRISTOL