

EVERARDS

PRINTWORKS

**THE PRINT
BLOCK**

RARE OPPORTUNITY
UP TO 4,000 SQ FT BRAND NEW, SELF-CONTAINED
OFFICE SPACE AVAILABLE TO LET/FOR SALE

ARTISAN
REAL ESTATE

EVERARDS

PRINTWORKS

Situated in the heart of the old city, Everards Printworks sits at the northern end of Broad Street, only a couple of minutes of walk from Bristol Bridge, the recognised centre of Bristol. Bus routes operate along Lewins Mead and Rupert Street which are adjacent to the building giving access to the whole of the wider city. Castle Park is situated at the southern end of Broad Street, overlooking the floating harbour with the rich amenity of St Nicholas Market close by.



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|---------------------------------|-------------------------------|
| 1. St Nicholas Market | 10. Queen Square |
| 2. Finzels Reach | 11. Bristol Old Vic |
| 3. Cabot Circus | 12. Bristol Bus Station |
| 4. Castle Park | 13. The Christmas Steps |
| 5. Marriott Hotel College Green | 14. Cabot Tower |
| 6. Radisson Blue | 15. University of Bristol |
| 7. Bristol Harbour Hotel | 16. Clifton Suspension Bridge |
| 8. Harbourside | 17. Ashton Gate Stadium |
| 9. Bristol Hippodrome | |



MAKE YOUR IMPRESSION

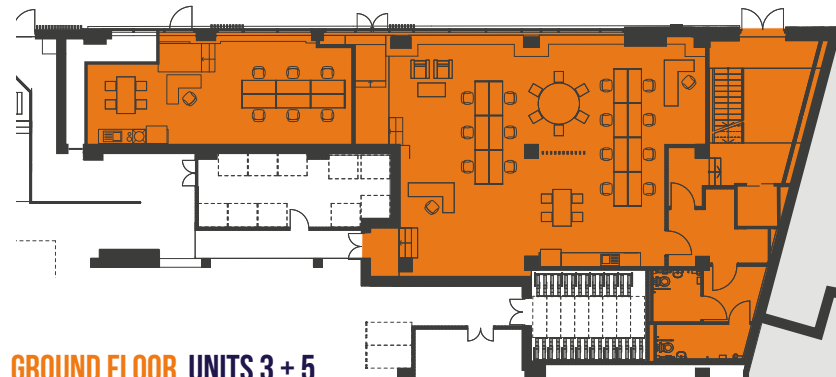
Everards is under construction and will complete in Q4 2021. It is a rare opportunity to acquire a self-contained building in the heart of the city on either a freehold or leasehold basis. The building will be completed to shell and floor condition allowing an incoming tenant the opportunity to impact upon the design of the finished product. Forming part of the wider 255 bed hotel development completing at the same time, the building will benefit from prominent access, raised floor and plenty of occupier amenity including 8 bike racks. What's more the adjacent Dalata hotel will offer a bar, restaurant, gym, café and conference centre.



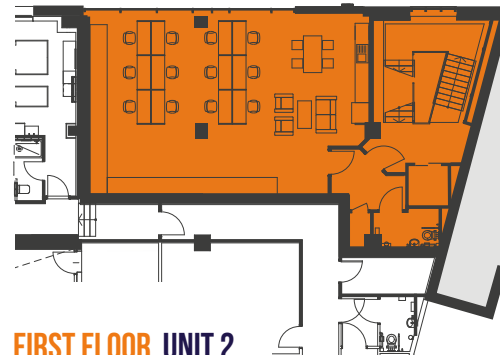
This is a computer generated image. Details may vary.

ACCOMMODATION		sq ft	sq m
Second Floor	Unit 1	1,077	100.1
First Floor	Unit 2	970	90.1
Ground Floor	Unit 3	1,318	122.4
Ground Floor	Unit 5	513	47.7
Total		3,878	360

Net internal area (NIA)



GROUND FLOOR UNITS 3 + 5



FIRST FLOOR UNIT 2



SECOND FLOOR UNIT 1

TERMS

The building is available as a whole or floor by floor to lease or as a whole to purchase. Terms upon allocation.

EPC

EPC information available on request.

FOR FURTHER INFORMATION

Please contact the sole agents:



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A R T I S A N

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