



**BULL WHARF**  
**BRISTOL BS1 6QR**

**OFFICES TO LET**  
**2,768 SQ FT - 10,294 SQ FT**

# BULL WHARF IS A MODERN OFFICE BUILDING ARRANGED OVER 6 FLOORS WITH STUNNING VIEWS OVER BRISTOL'S FLOATING HARBOUR

## THE BUILDING

The available floors and common parts have been refurbished to a high standard to provide contemporary space with impressive amenities for cyclists and runners with a brand-new shower block and secure bike parking.

The office will boast a brand-new remodelled reception area and refurbished common parts. The office floors benefit from exposed services with new M&E to provide a comfortable and stylish working environment.

- | Refurbished and remodelled reception area
- | New shower block and secure cycle storage
- | Amazing views over Bristol's Floating Harbour
- | Exposed ceiling with new VRF air conditioning
- | New LED lighting throughout
- | Newly refurbished male and female WCs
- | Parking ratio of 1:1,655 Sq Ft
- | Additional storeroom on 5th floor available to let (760 Sq Ft)

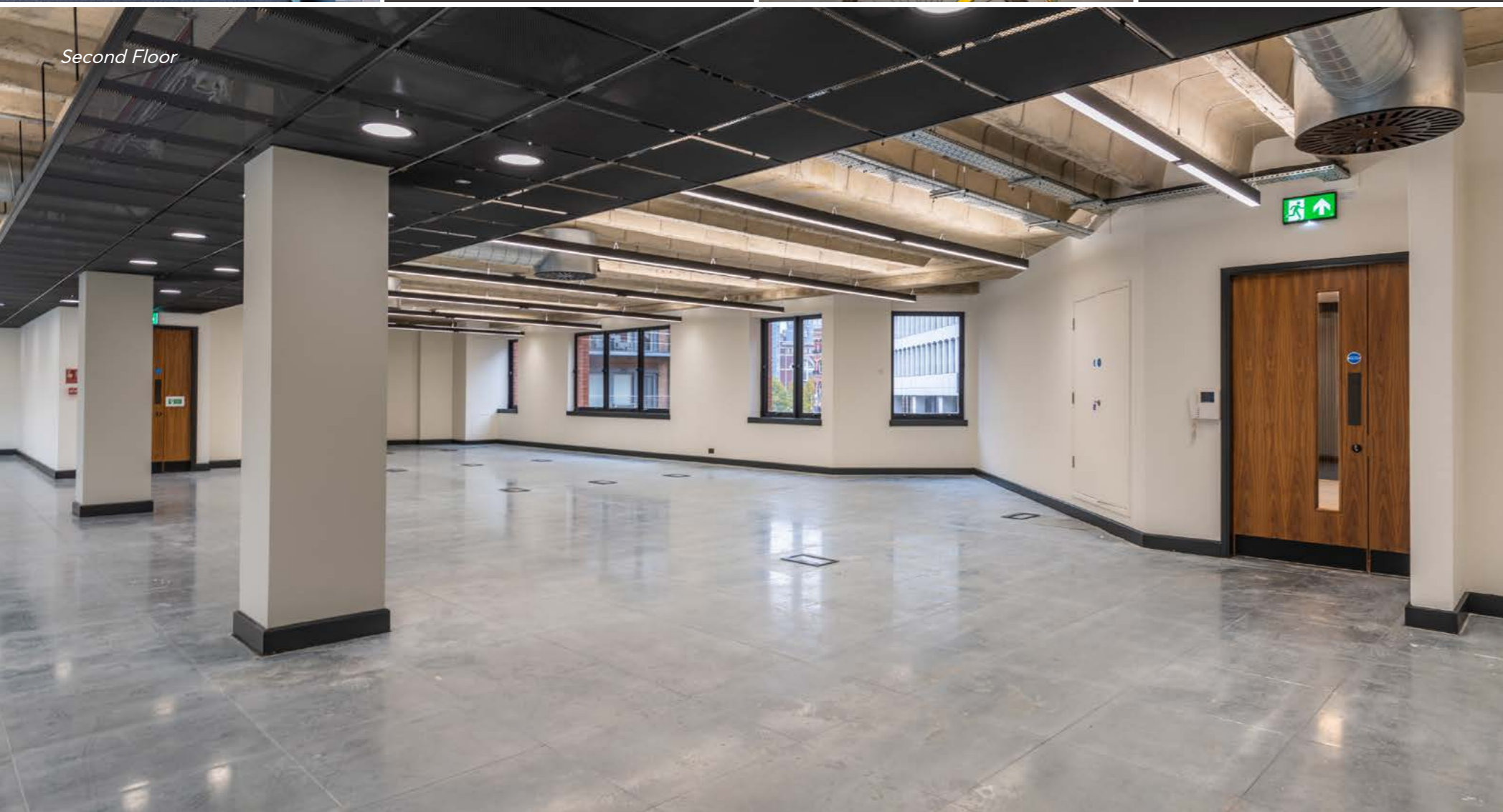


## AVAILABILITY

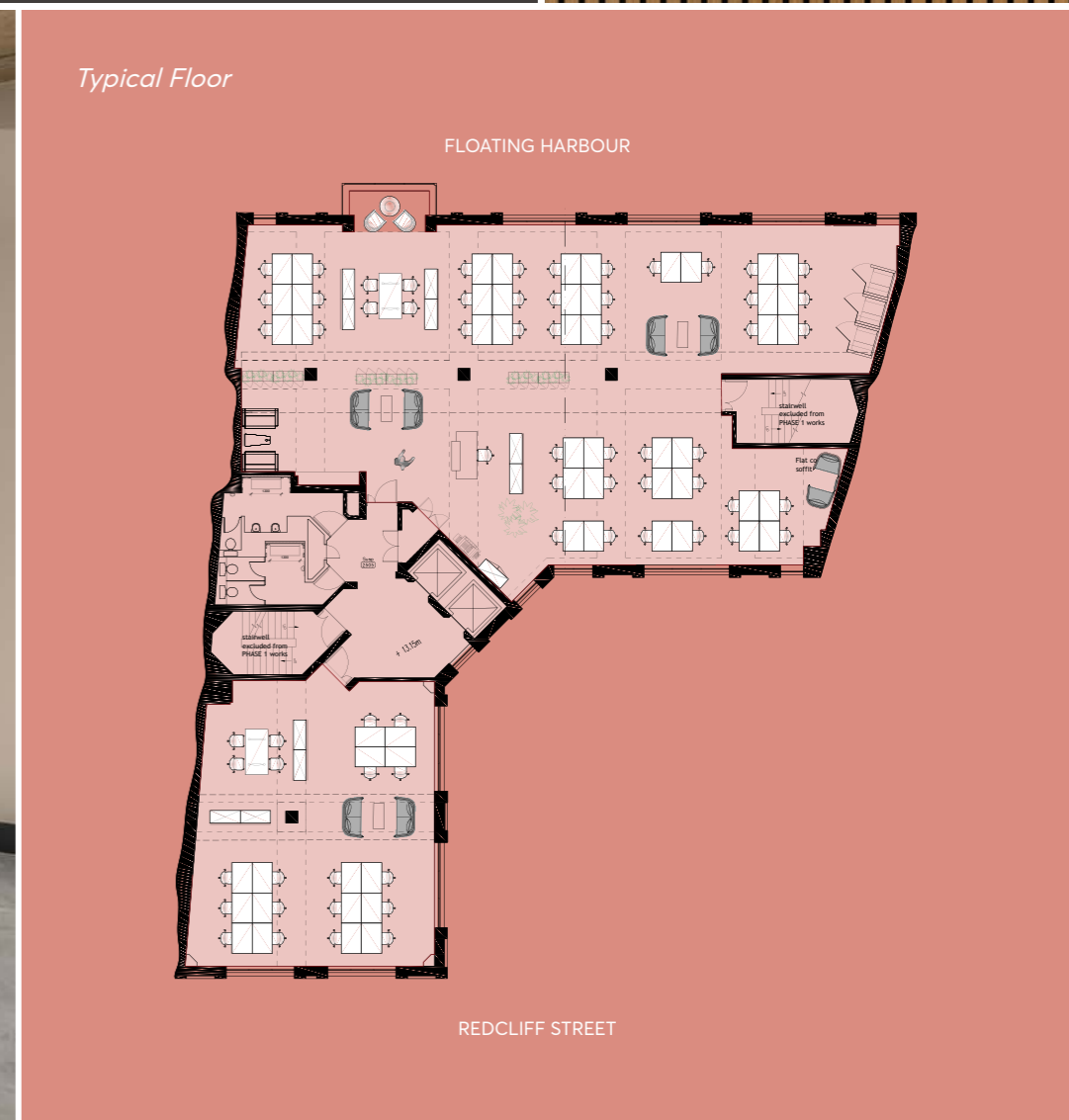
Floor	Area (Sq M)	Area (Sq Ft)
2nd Floor	402.3	4,330
5th Floor	296.9	3,195
6th Floor	257.2	2,768
<b>Total</b>	<b>956.3</b>	<b>10,294</b>



Second Floor



Typical Floor





**A FRESH APPROACH  
TO THE WORKPLACE,  
IDEALLY LOCATED IN THE  
HEART OF BRISTOL WITH  
FLEXIBLE LEASE TERMS**



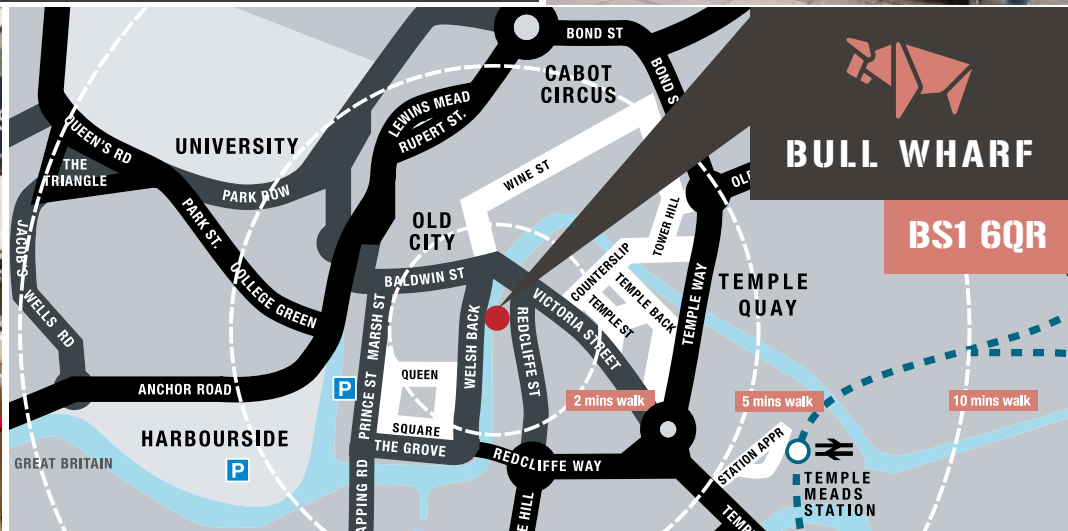
*Computer Generated Image*



# IDEALLY LOCATED

Fronting Redcliff Street, the offices are in a very prominent location which continues to improve and benefit from surrounding redevelopment. Bull Wharf is a 12 minute walk to Bristol Temple Meads station and 10 minute walk to bus / coach station.

The building is located on the doorstep of Bristol Bridge and in turn Broadmead shopping centre and Cabot Circus, Bristol's main retail areas. There is an abundance of nearby food and beverage offerings at St Nicholas Market, Finzels Reach and Victoria Street.



**EPC**  
EPC rating of B.

**TERMS**  
Rent on application.  
Flexible lease terms considered.

**VIEWINGS**  
Please contact the sole agents  
for further information.

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