

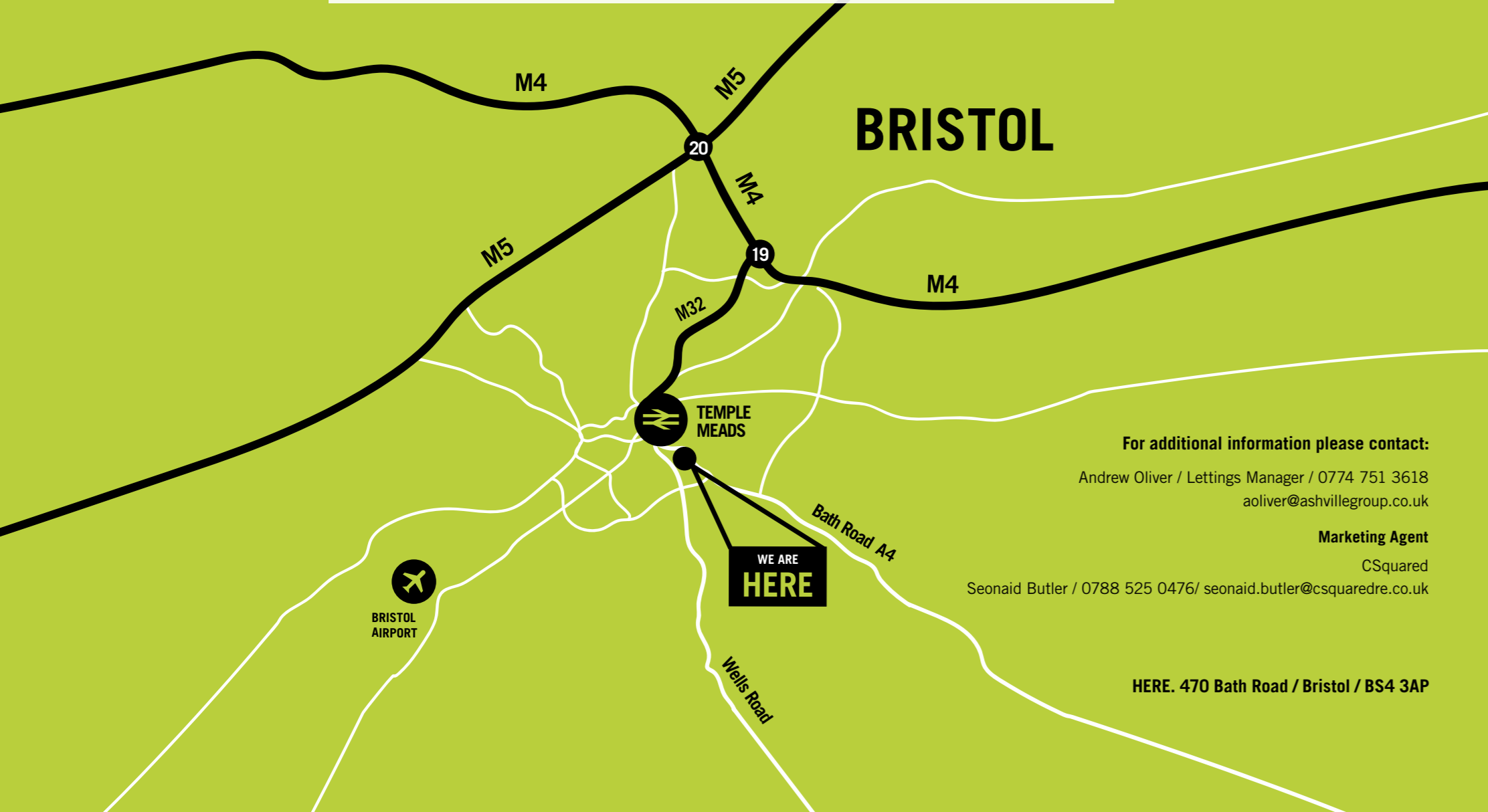
HERE

NEAR HERE

ONLY A
STONE'S THROW
FROM THERE.

Located on the A4, HERE is just a short walk from Bristol Temple Meads train station with speedy rail links to Bath and on to London. We're also readily accessible from the City Centre and the M32 motorway.

If you fancy a walk in the park, we've got two to choose from either side of us. While you're out and about, pop across the road to Bocabar for pizza and a pint! Centrally located, it's easy to access all that Bristol has to offer, from shops galore at Cabot Circus, to drinks on the Harbourside you'll see why Bristol was named UK's Best Place To Live by The Sunday Times.



For additional information please contact:

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CSquared
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HERE. 470 Bath Road / Bristol / BS4 3AP

REDEFINING WORKSPACE

An iconic building in central Bristol, with a unique feel and unrivalled facilities. Home to a diverse and thriving community of enterprises large and small.





EVOLVE HERE

**MORE THAN
JUST OFFICE
SPACE**

An iconic building which began life as a TV HQ and studios, **HERE** has always been a creative space.

Whilst the exterior is a great example of forward-thinking 60's architecture, the internal communal spaces feature contemporary urban design. Refashioned in an industrial but relaxed aesthetic, **HERE** celebrates clean lines and the raw finish of natural materials.



LARGE OPEN BREAKOUT SPACES



HIGH QUALITY FACILITIES

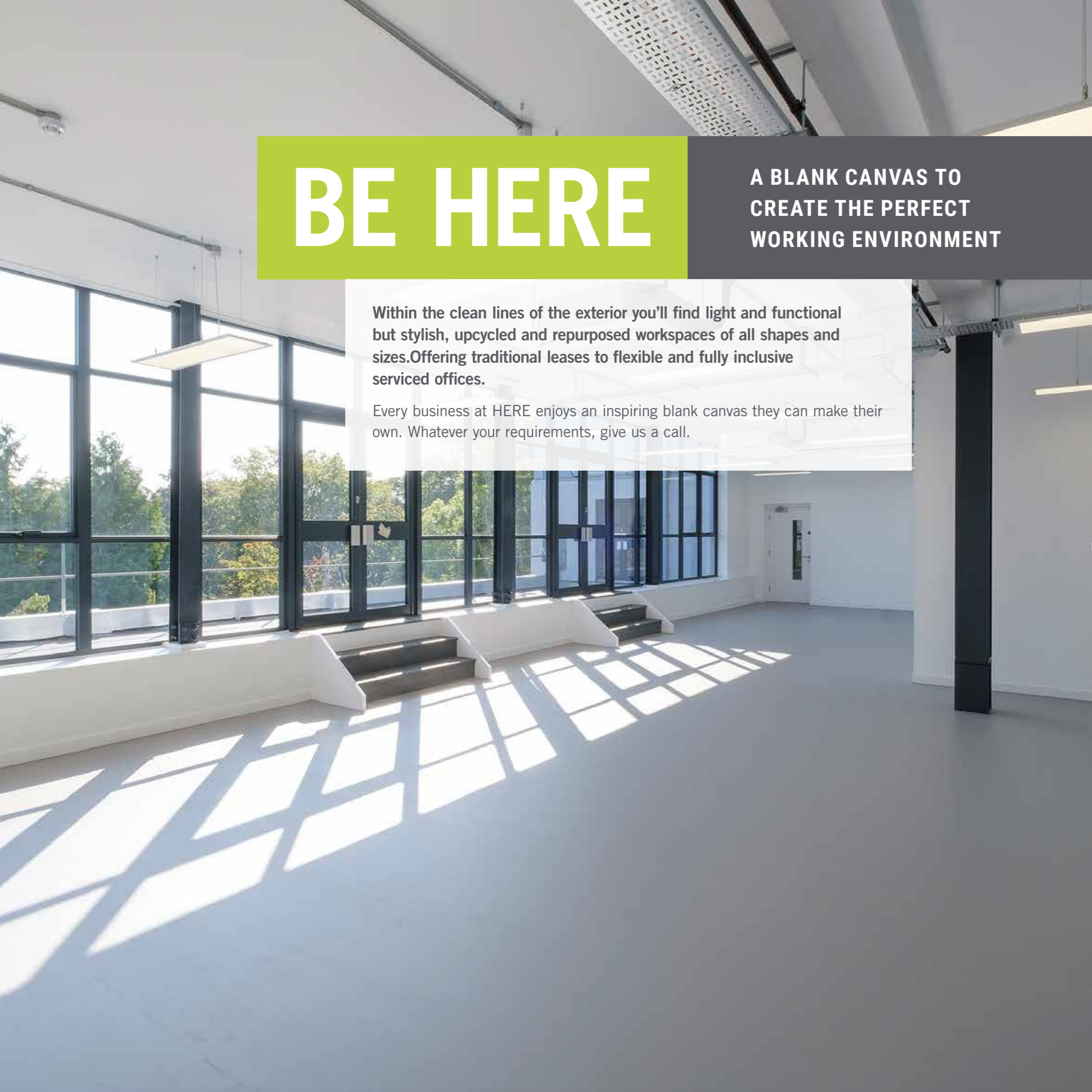


BE HERE

A BLANK CANVAS TO
CREATE THE PERFECT
WORKING ENVIRONMENT

Within the clean lines of the exterior you'll find light and functional but stylish, upcycled and repurposed workspaces of all shapes and sizes. Offering traditional leases to flexible and fully inclusive serviced offices.

Every business at HERE enjoys an inspiring blank canvas they can make their own. Whatever your requirements, give us a call.





GROW HERE

A DIVERSE COMMUNITY OF BUSINESSES UNDER ONE ROOF

Every business creates their own unique working environment, from creative agencies, tech start-ups to recruitment agencies. There's no limit to what you can achieve with a blank canvas and a little creativity. HERE really does cater for all and is here to help you grow your business.



WHAT'S HERE

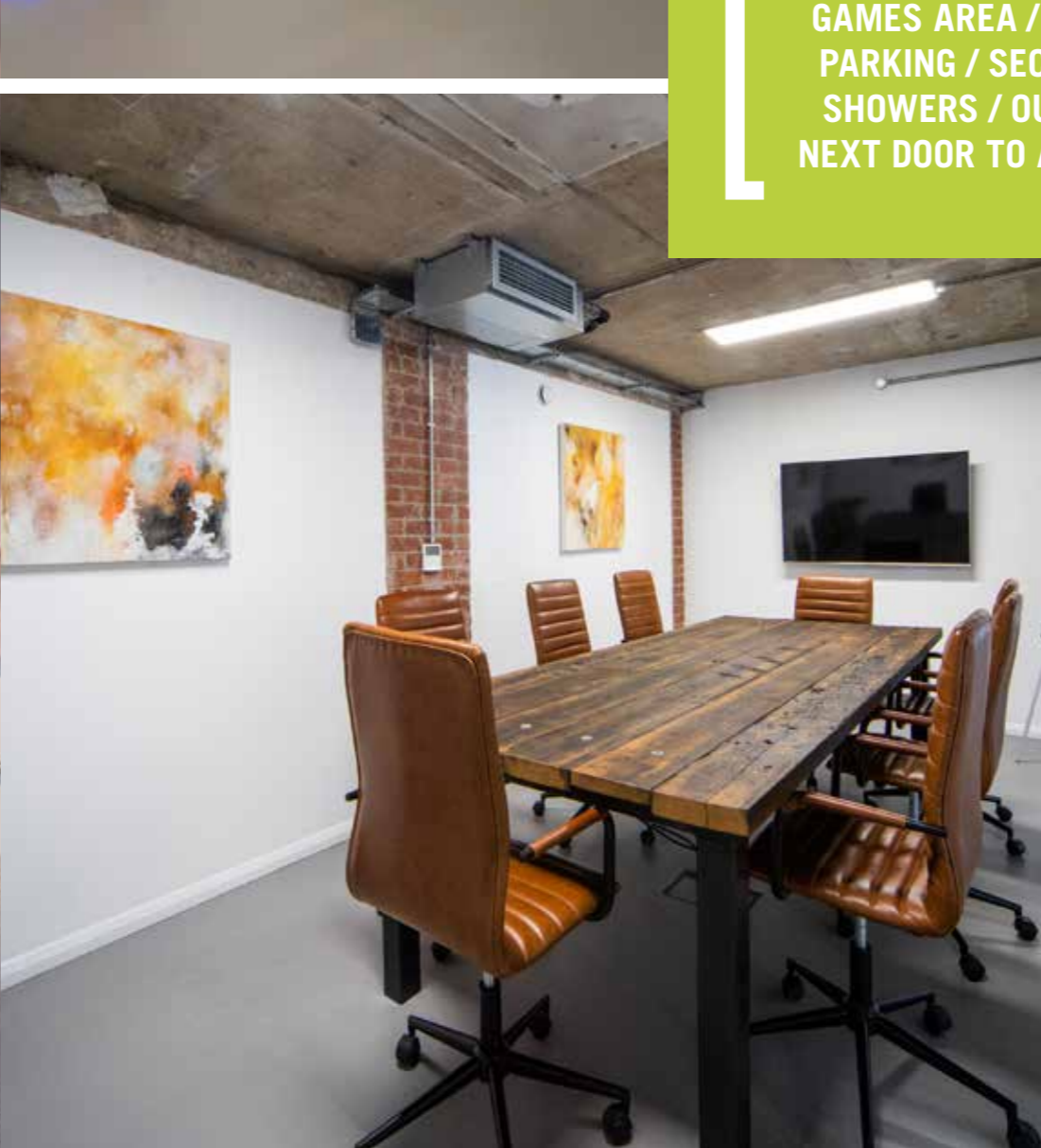
EVERYTHING A BUSINESS REALLY NEEDS, RIGHT HERE.

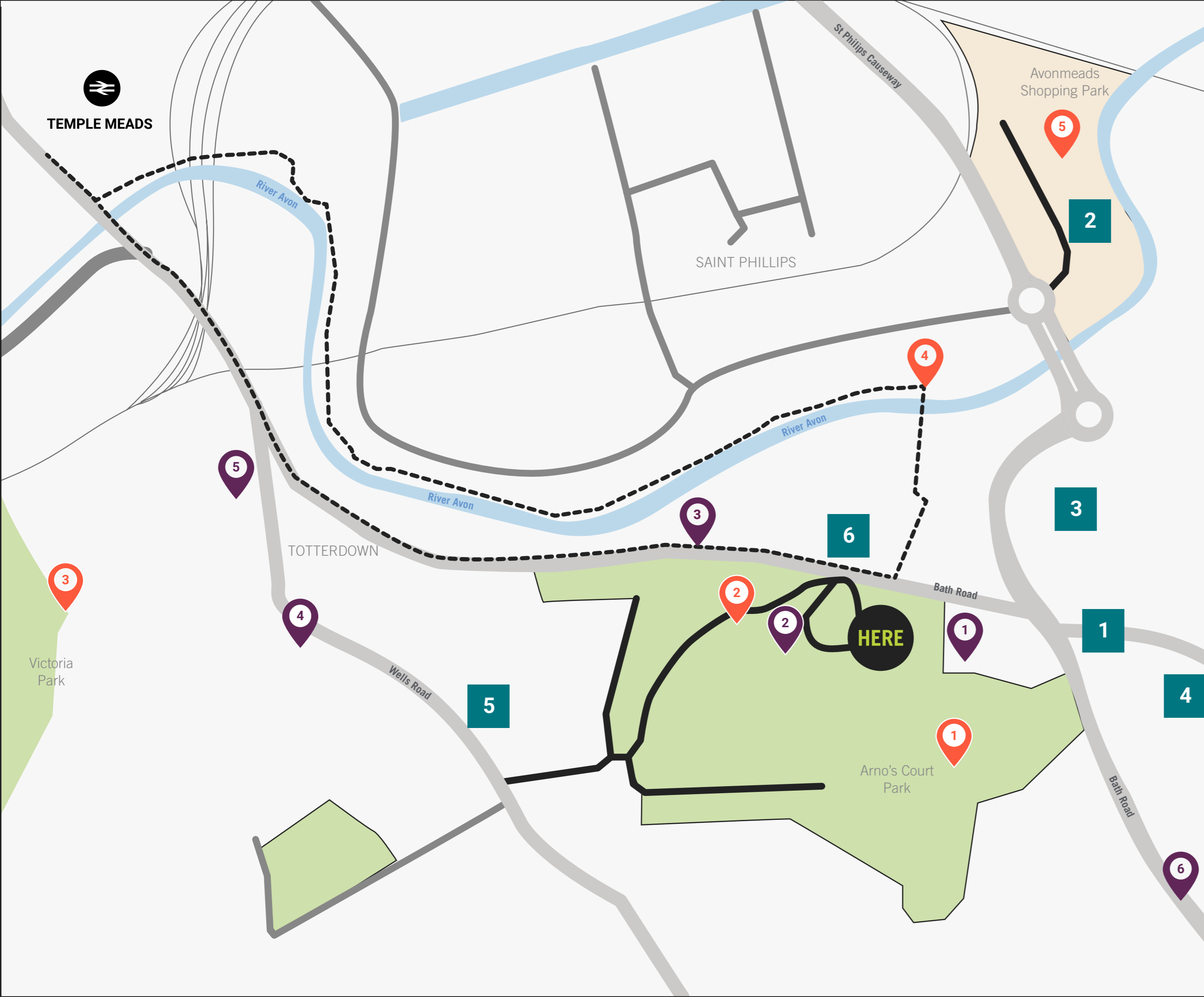
A central city office space less than 1.5 miles from Temple Meads Station with over 220 parking spaces – a rare commodity in Bristol! We've also got an abundance of secure and sheltered bike storage if you prefer two wheels over four.

Everything you need is HERE, meeting rooms and break-out zones, super fast broadband and healthy on site fast-food and coffee thanks to Bristol's very own Friska. There's always something going on HERE, our social diary is packed with exclusive events for our tenants.



GAMES AREA / MEETING ROOMS
PARKING / SECURE BIKE STORE
SHOWERS / OUTDOOR SEATING
NEXT DOOR TO ARNOS VALE PARK





NEAR HERE

ONLY A
STONE'S THROW
FROM THERE.

RETAIL

1. SANDY PARK ROAD - (5min ⚡)

- › Post Office
- › Lloyds Pharmacy
- › Grounded Café
- › Parsons Bakery
- › Zone Hairdressing
- › Fiesta Flowers
- › Tarrs Ice cream

2. AVONMEADS SHOPPING PARK (8min ⚡)

- › M&S Food
- › Costa
- › The Range
- › Wilkos
- › Boots

3. SAINSBURY'S (4min ⚡)

4. BURGER KING

5. GO OUTDOORS

6. MAJESTIC WINE WAREHOUSE

CAFES / RESTAURANTS

1. FRISKA (On site)

2. ARNOS VALE CAFÉ (3min ⚡)

3. BOCABAR, TUBE DINER (3min ⚡)

4. CAFE GROUNDED (5min ⚡)

5. A CAPELLA' (15min ⚡)

6. LODEKKA (8min ⚡)

RECREATIONAL / PARKS

1. ARNOS COURT

2. ARNOS VALE CEMETERY

3. VICTORIA PARK

4. SPARKE EVANS PARK

5. SHOWCASE CINEMA, TENPIN BRISTOL (10min ⚡)

AVON WAY CYCLE ROUTE (19 min ⚡) (6 min ⚡)

.....
HERE TO TEMPLE MEADS (23 min ⚡) (8 min ⚡)