



REGION

*Bristol*

**THE DISTILLERY**

AVON STREET





Exterior from Avon Street

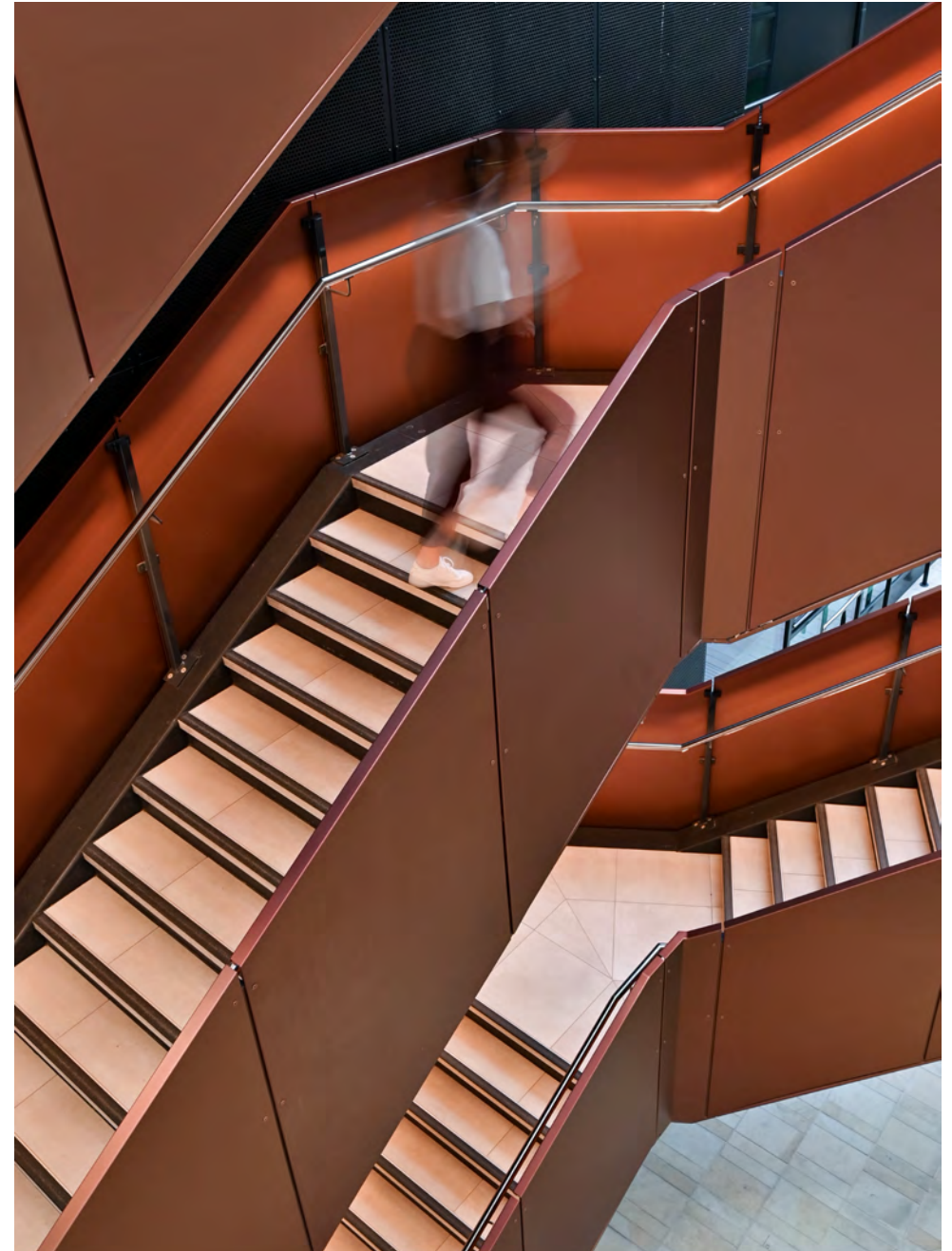
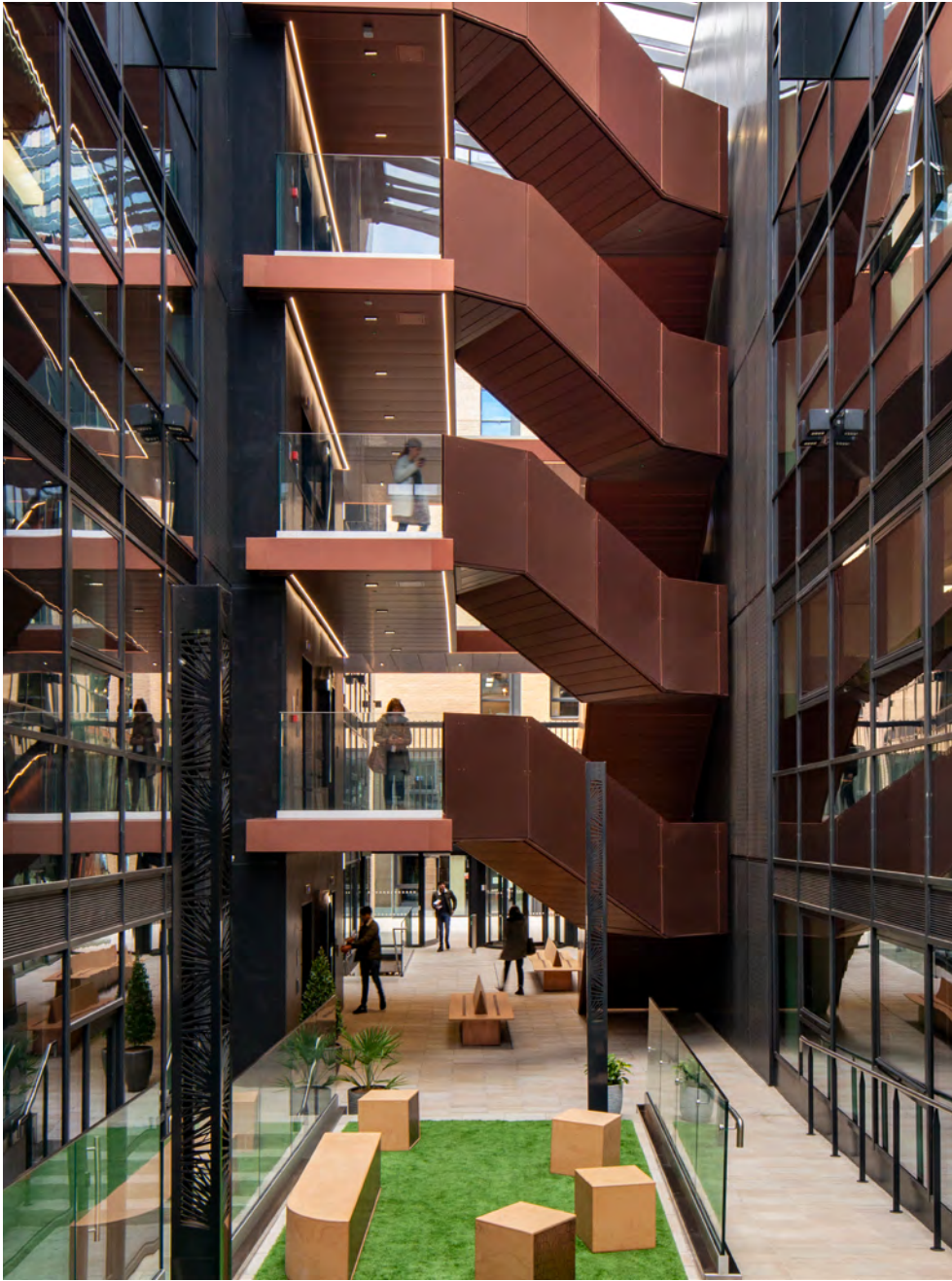
## FULLY MATURED

The Distillery is a striking new office development comprising two buildings. No.1 is a nine storey tower offering impressive views of the city – whilst No.2 has a unique covered street, a lawn breakout area and stunning link bridges above.

Comprising 93,000 sq ft of flexible and sustainable office to inspire your staff. Forming part of the wider Glassfields development which includes a new 4 star hotel and new city square.



Left: The Street / Above: Exterior from Avon Street



The Street and Lawn - a space for occupiers to enjoy whatever the weather

# SITE PLAN



Measured in accordance with the RICS Code of Measuring Practice



# NO.1 THE DISTILLERY

| FLOOR               | CONDITION   | SQ M           | SQ FT         |
|---------------------|-------------|----------------|---------------|
| Eighth              |             |                |               |
| Seventh             |             | Let to canada  | life          |
| Sixth               |             |                |               |
| Fifth               | Cat A       | 410.2          | 4,415         |
| Fourth              | Cat A       | 410.2          | 4,415         |
| Third               | Plug & Play | 408.7          | 4,399         |
| Second              | Plug & Play | U/O            | U/O           |
| First               | Cat A       | 367.3          | 3,954         |
| Ground North        | Cat A       | 164.7          | 1,773         |
| Ground South        | Cat A       | U/O            | U/O           |
| Ground Reception    | Cat A       | 67.0           | 721           |
| <b>Total Office</b> |             | <b>1,761.1</b> | <b>18,956</b> |
| <b>Grand Total</b>  |             | <b>1,828.1</b> | <b>19,677</b> |

Net Internal Areas



Exterior from Avon Street, entrance and reception





No.1 The Distillery – Typical upper floor, excellent natural light and fantastic views

# NO.1 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

GROUND FLOOR

Office North 1,773 sq ft / 164.7 sq m  
Office South Under Offer



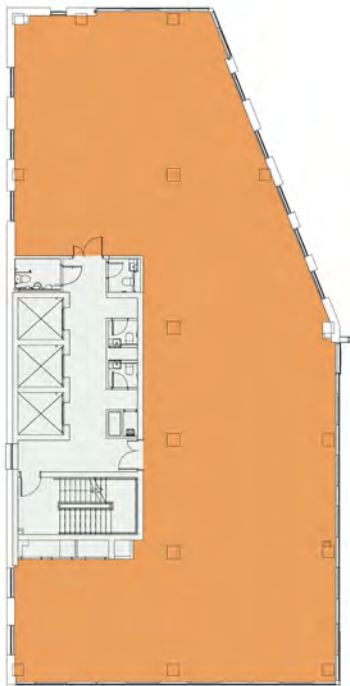
- Under Offer
- No.1 Office
- Core
- No.2

# NO.1 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

## FIRST FLOOR

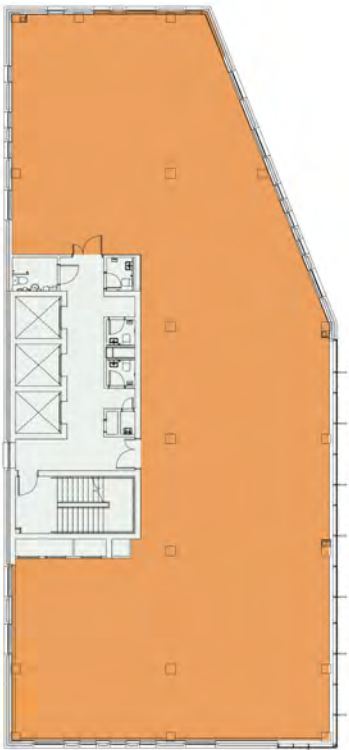
Office 3,954 sq ft / 367.3 sq m



Avon Street

## TYPICAL UPPER FLOOR

Office 4,397 sq ft / 408.5 sq m

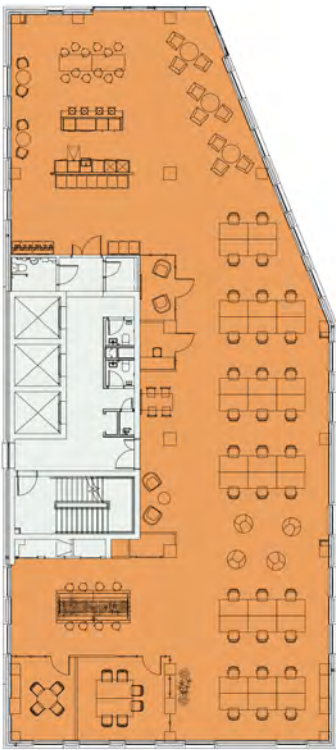


Avon Street

## INDICATIVE FIT OUT

Office 4,381 sq ft / 407.0 sq m

|                         |    |
|-------------------------|----|
| Open plan desks         | 34 |
| 6 person meeting room   | 1  |
| 4 person meeting room   | 1  |
| Breakout project spaces | 2  |
| Quiet room              | 1  |
| Zoom room               | 1  |
| Kitchenette             | 1  |



Avon Street

- Office
- Core



No.1 The Distillery – Indicative plug & play space

# NO.1 THE DISTILLERY

## PLUG + PLAY

The floors are available fitted out to provide contemporary plug & play office space.

### Available fit-out features



Fibre enabled



34 x Open plan desks



Hot desks



2 x Breakout areas



2 x Meeting rooms



Kitchenette



No.1 The Distillery – Indicative plug & play space



No.1 The Distillery – images clockwise from top left: Reception / 4th floor / Ground floor / 2nd floor lift lobby

## NO.2 THE DISTILLERY

| WING        | FLOOR  | SQ M   | SQ FT                                                                             |
|-------------|--------|--------|-----------------------------------------------------------------------------------|
| North       | Fourth | Let to |  |
|             | Third  | Let to |  |
|             | Second | Let to | IOP Publishing                                                                    |
|             | First  | Let to | IOP Publishing                                                                    |
|             | Ground | 409.1  | 4,404                                                                             |
| Total       |        | 409.1  | 4,404                                                                             |
| South       | Fifth  | Let to |  |
|             | Fourth | Let to |  |
|             | Third  | Let to |  |
|             | Second | Let to | CLYDE&CO                                                                          |
|             | First  | Let to | IOP Publishing                                                                    |
|             | Ground | U/O    | U/O                                                                               |
| Total       |        | -      | -                                                                                 |
| Grand Total |        | 409.1  | 4,404                                                                             |

Net Internal Areas



Exterior from Avon Street



No.2 The Distillery – main entrance and reception

# NO.2 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

GROUND FLOOR

|            |        |                          |
|------------|--------|--------------------------|
| North Wing | Office | 4,404 sq ft / 409.1 sq m |
| South Wing | Office | Under Offer              |
| Total      | Office | 4,404 sq ft / 409.1 sq m |



- No.2 Office Under Offer
- No.2 Reception
- Circulation
- Core
- No.1

Avon Street



No.2 The Distillery – Ground floor

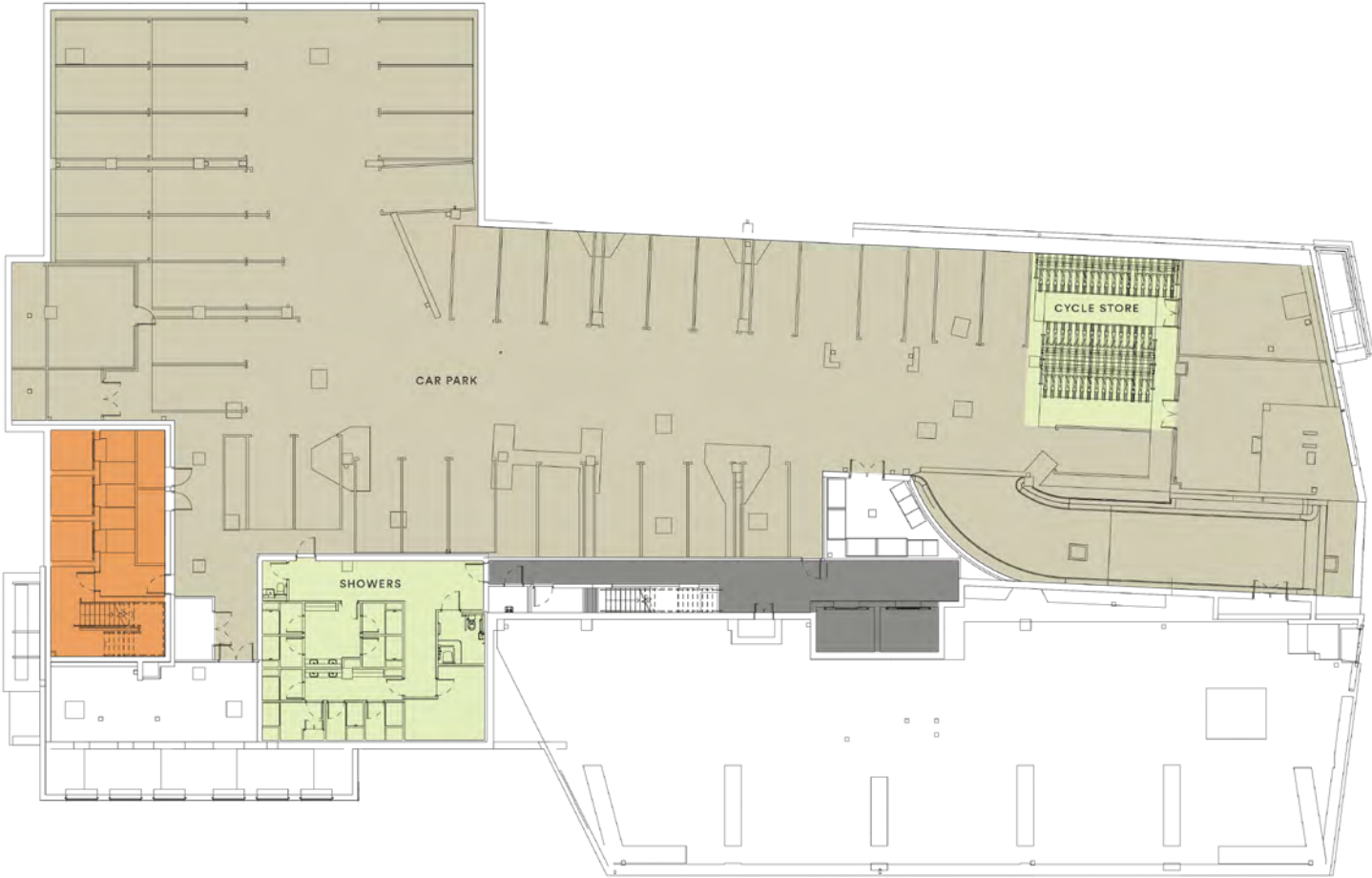


Images clockwise from top left: lift lobby / the street / shower & changing facilities / WCs / lockers / entrance & green wall

# NO.2 THE DISTILLERY

Floor plans not to scale.  
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## BASEMENT



Avon Street

- Car park
- 9 x Showers
- 100 x Cycle spaces
- No.1 core
- No.2 core

## SUMMARY SPECIFICATION

### THE PERFECT BLEND OF CONSIDERED AND HIGH SPECIFICATION FEATURES

**05**  
mins walk

to Temple Meads  
Station

**12**  
mins walk

to Cabot Circus

**fitwel**

Fitwel rated

**A**

EPC

**BREEAM**

Excellent



Green wall



Photovoltaic  
panels on roof



WiredScore -  
Platinum and Gold



Exposed services  
VRF air conditioning



Smart  
LED lighting



Fully accessible  
raised floors



38 parking  
spaces



110 bike  
parking spaces



2 electric car  
charging points



2 motorcycle  
bays



9 showers



120 lockers



Drying room



High speed 8 person  
passenger lifts



CCTV



Opening windows



Terraces on 2 wings

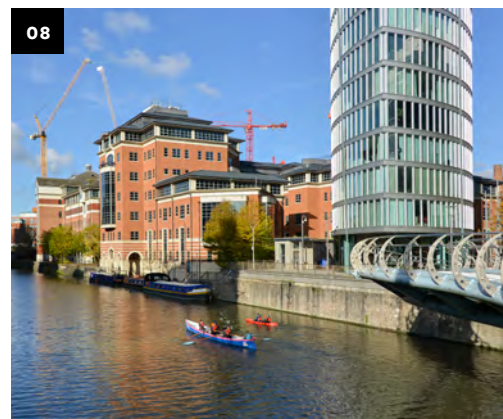
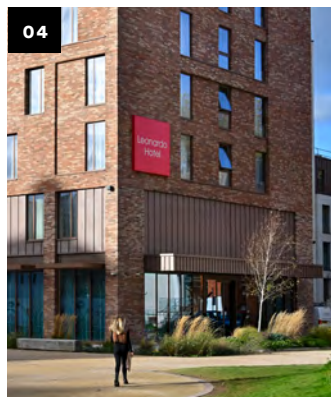
## LOCATION

**A central location with access to a vibrant and diverse amenity offering.**

The Distillery is within a five minute walk of Temple Meads station and the prime retail and leisure facilities of Cabot Circus.

For those preferring a more curated and independent experience – take a short walk to Friska to enjoy an early morning coffee or feel the burn with an energetic workout at Stark's Fitness. When it's time to relax, hop across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – or pop-in post work to the Left Handed Giant Brewpub.

The Leonardo Hotel which sits on the opposite corner of the new city square is perfect for those who want to stay over or just enjoy a meal or drink.



- 01 Cabot Circus
- 02 Castle Park
- 03 Stark's Fitness
- 04 Leonardo Hotel, Bar & Restaurant
- 05 Double Puc
- 06 Veenos
- 07 St Nicholas Market
- 08 Valentine Bridge
- 09 Left Handed Giant Brewpub

# LOCATION

## Local Amenities

- 01 Double Puc
- 02 Veeno
- 03 Stark's Fitness
- 04 Hotel Ibis Bristol Temple Meads
- 05 Fuedl
- 06 Recess
- 07 Starbucks
- 08 Bridge Inn
- 09 The Barley Mow
- 10 Spicer & Cole
- 11 Premier Inn
- 12 Punchbowl
- 13 Barikka Tapas Bar
- 14 Small Goods
- 15 Yurt Lush
- 16 Hart's Bakery
- 17 Left Handed Giant Brewpub
- 18 Wooly Cactus
- 19 Moor Beer
- 20 EATCHU
- 21 Sainsbury's Local

## Local Occupiers

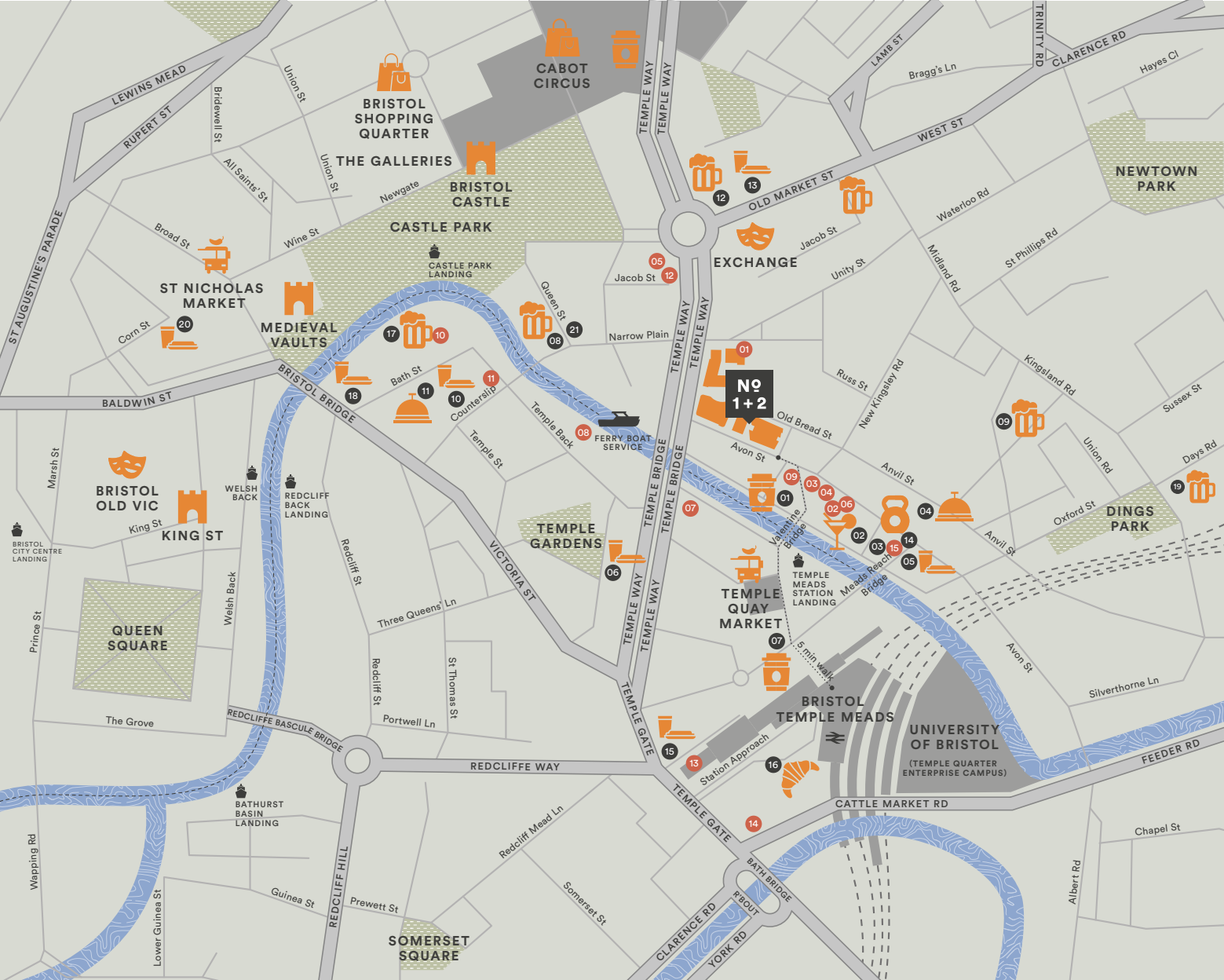
- 01 Cookpad
- 02 Ultraleap
- 03 Prophecy
- 04 Micrima
- 05 Gresham Tech
- 06 The Specialist Works
- 07 Ovo Energy
- 08 Burges Salmon
- 09 Channel 4
- 10 Amdaris
- 11 Zone
- 12 Engine Shed
- 13 Temple Studios
- 14 PWC



## Travel Times

|                   |        |
|-------------------|--------|
| Bath              | 11m    |
| London Paddington | 1h 37m |
| Cardiff           | 53m    |
| Birmingham        | 1h 23m |
| Manchester        | 3h     |

--- Bristol to Bath Cycleway



## FURTHER INFORMATION

### Terms

Upon application.

### Viewings

Please contact the  
joint sole letting agents:



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Designed by Cre8te - 020 3468 5760 - cre8te.london

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