

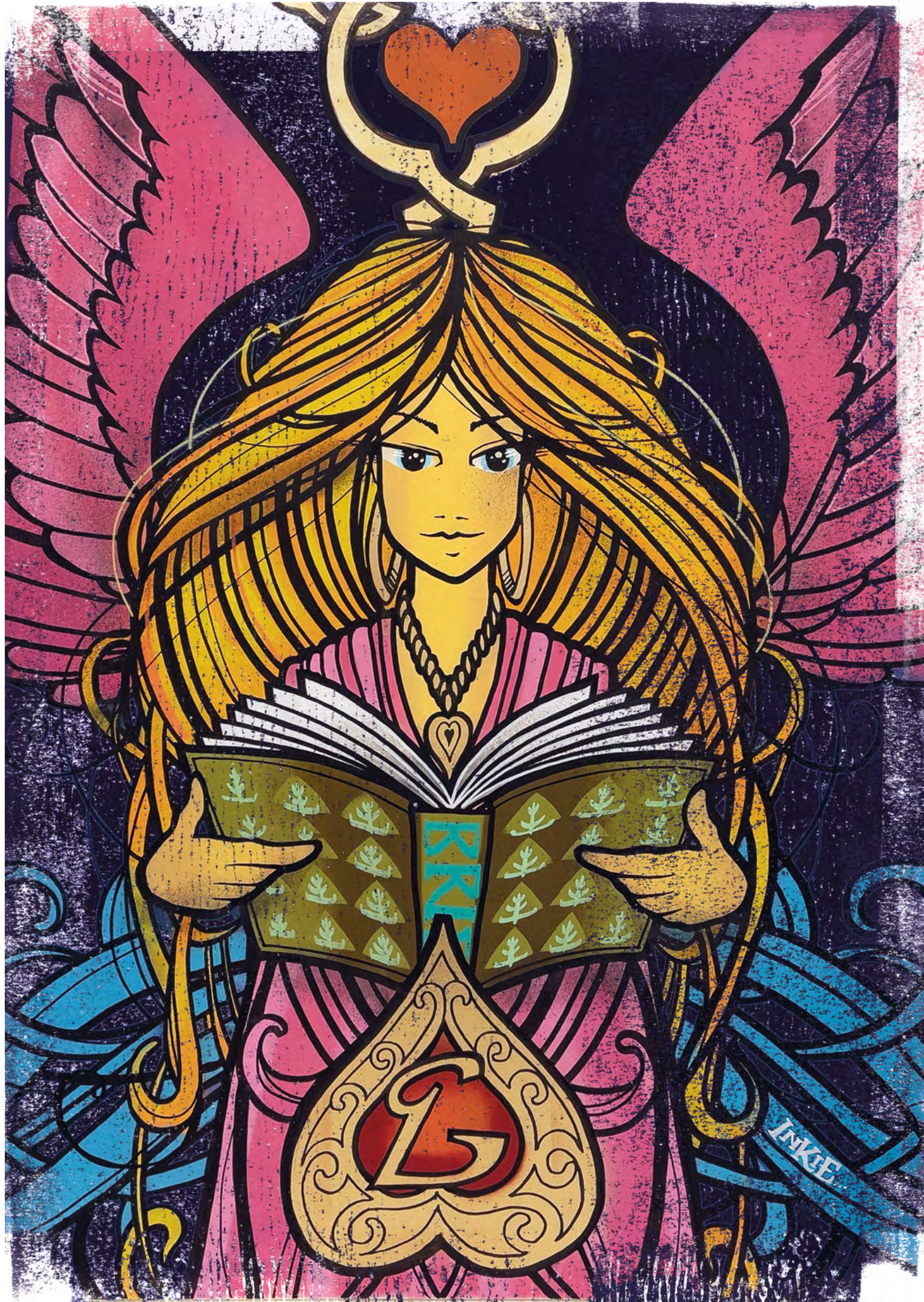
ARTISAN

# EVERARDS

PRINTWORKS

OPENING A NEW CHAPTER  
IN BRISTOL'S HISTORIC QUARTER  
24 1 & 2 BEDROOM APARTMENTS







# OPENING A NEW CHAPTER

Under the watchful eye of Everards' winged guardian, an outstanding mixed-use development is creating a new quarter for people to live, work and play.

A collection of 1 & 2 bedroom apartments sits alongside leisure, office space and hotel whose grand entrance is framed by the grade II listed Everards Printworks building.

With beautifully planned landscaping, footpaths, cycle lanes and access to the very best of Bristol's restaurant, commercial and Arts scene, Everards is making its mark once again.

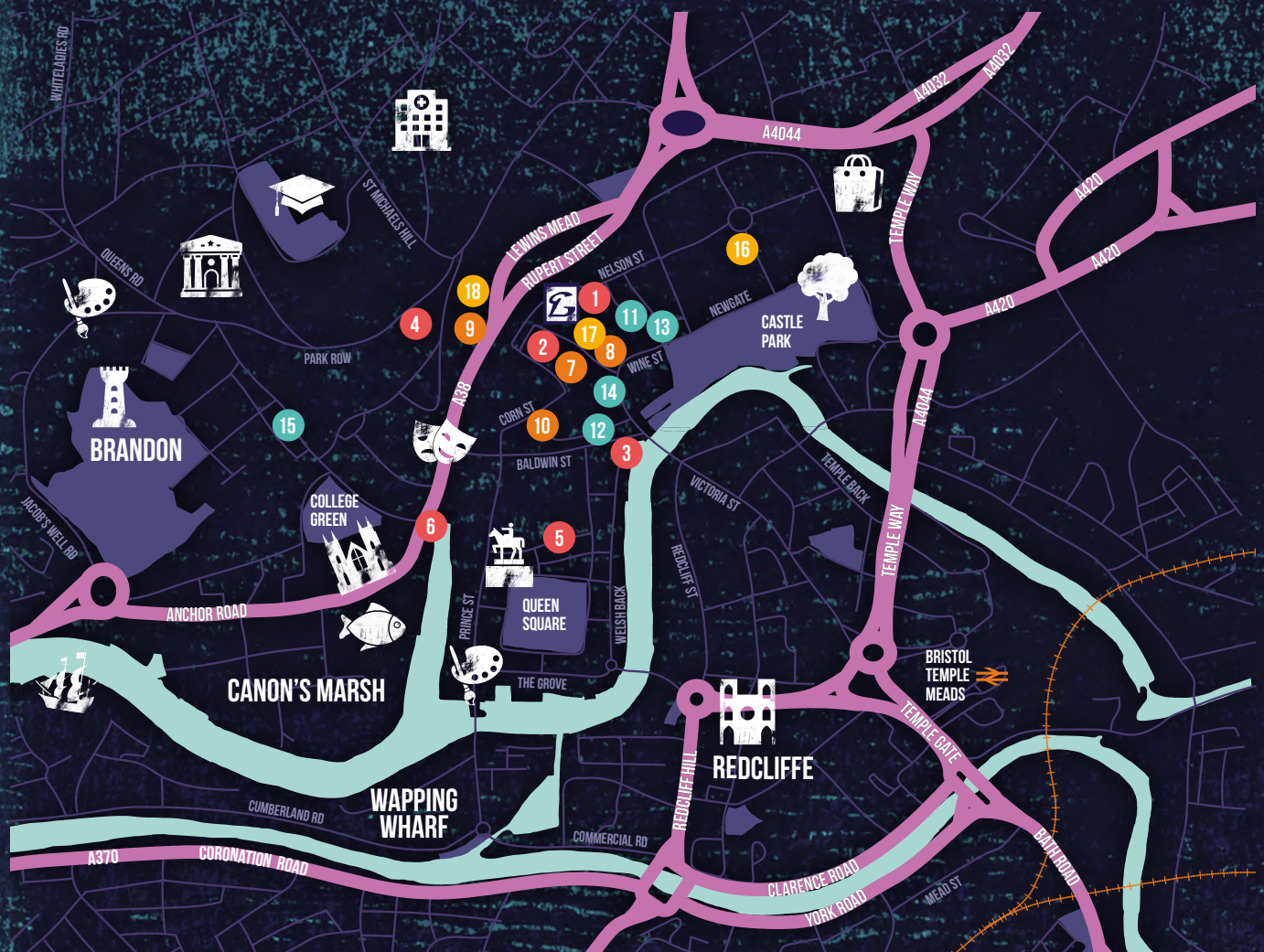


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# IN BRISTOL'S HISTORIC QUARTER

Situated amongst Bristol's exclusive bars, eateries and independent shops, Everards' central location offers city living at its best. A new bar, restaurant, gym and café on site will play host to a new community of residents, professionals and city visitors.



## BARS / MICROBREWERIES

- 1 The Bank Tavern
- 2 The Strawberry Thief
- 3 Brewdog
- 4 Zero Degrees
- 5 The Beer Emporium
- 6 The Stable

## INDEPENDENT COFFEE SHOPS

- 7 Small Street Espresso
- 8 Full Court Press
- 9 Ahh Toots
- 10 Playground Coffee House

## LIFESTYLE

- 11 Ben's Cycle Workshop
- 12 Cycling Position
- 13 Hotpod Yoga
- 14 Urban Fox (Vintage Clothes Shop)
- 15 The Vintage Thrift Shop

## BARBERS

- 16 Mimmo Barbershop
- 17 Grades
- 18 Wingman Barber







# INSPIRED BY THE PAST

Everards marks the spot where old meets new; in a network of streets linking the city's origins to today's bustling thoroughfare; where depictions of the founders of modern printing come face to face with Bristol's street art movement; where cobbled streets lead to new, sustainable public spaces.

This scheme - which combines the original Everards printworks with legacy office buildings - will breathe new life into this treasured part of the old city. The regeneration combines sympathetic restoration of the 1900 Henry Williams printing works with redevelopment of what has long been an unused and unloved office block.

Where the tired old buildings once stood, will rise a Delata Group, 255 room, 4 Star hotel, flexible office and leisure space alongside the 24 new homes.

With the involvement of local artists, the scheme will feature some of the city's brightest talent with public spaces their latest canvas.







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# DESIGNED FOR THE FUTURE

With character in abundance and an enviable central location, Everards has been designed for modern, city living. Residential apartments at Everards Court and Everards Place offer practical, sustainable design; secure, connected living spaces; integrated appliances; quality, branded fixtures and fittings. The features combine to create beautiful, functional homes in the heart of town.



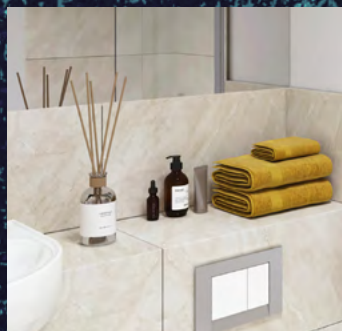




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# THE FINE PRINT



## KITCHENS

Fitted with custom designed handle less furniture with an oak effect laminate top. Worktops are fitted with stainless steel sink and a mixer taps.

Each apartment benefits from a suite of integrated appliances, including; a single multi-function combination electric oven and microwave, induction hob and extractor hood. Integrated fridge freezer and dishwasher.

## WINDOWS & DOORS

With the exception of the solid wood external doors to Everards Place, all windows and external doors are double-glazed aluminium finished externally with durable powder-coat paint. Windows are side hung and inward opening for ease of maintenance.

## FLOORING

Amtico wide board flooring in sun-bleached oak to hall, living spaces and kitchen. Bedroom carpets are by Cormar.

## ELEVATORS

Elevator service to all floors in Everards Court with the exception of properties within Everards Place which have main door access. The elevator, along with common area maintenance and landscaping, will be maintained by property management company, BNS.

## SECURITY

All homes accessed off the main stairwells will include an audio door entry system linked to main doors with fob access.

## PARKING

Secure allocated parking is available with certain homes. Please refer to the availability price list or discuss with our Sales Team for more information.

## WARRANTY

Each property benefits from a 10 Year Checkmate Guarantee Warranty.

## BATHROOMS

The bathrooms have been carefully designed to create a luxurious space, incorporating tasteful fixtures and fittings by Grohe.

White baths feature thermostatic concealed valves, with overflow bath filler. Shower trays include semi-frameless glass shower doors with thermostatic concealed valves.

Wall-mounted washbasins with large feature mirror, wall mounted WC with a chrome dual flush plate. Wall-mounted digitally controlled heated towel rail will be fitted as standard.

The bathrooms are finished with large platform floor tiles in Atlas Concorde Clauzetto Elegant White.

Bathrooms, en-suites and shower rooms offer large platform tiling.

## HEATING & HOT WATER

Digitally controlled thermosphere glass flat panel heaters to all bedrooms, hall and living spaces.

## ELECTRICS

Energy-efficient downlighters fitted throughout.

White switch plates and sockets with telephone points located in living rooms and master bedrooms.

Chrome switch plates and sockets to kitchen.

Smoke/heat detectors fitted as standard.



# SHAPING WHO WE ARE, AND HOW WE THINK.

Founded in 2009 as an independent, entrepreneurial business, Artisan has grown to become a respected name in the property market, managing and delivering a varied portfolio of high-profile projects across England and Scotland. Schemes includes New Waverley, Edinburgh, St Enoch Quarter, Glasgow, Canonmills Garden, Edinburgh and Everards Printworks, Bristol.

With expertise in both residential and commercial property, Artisan is a regeneration specialist focused on delivering innovative, sustainable, urban developments.

The team at Artisan has a track record of developments which future proof historic or character buildings, bringing them back into use to create places where people want to live, work and spend time.

By involving a local community of designers, builders and craftspeople Artisan works in collaboration to produce the very best in regeneration and development.

[artisanrealestate.co.uk](http://artisanrealestate.co.uk)

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# EVERARDS

## PRINTWORKS



### SALES ENQUIRIES

Office: Regent House, 27A Regent Street,  
Clifton, Bristol BS8 4HR

Tel: 0117 317 1974

Email: [bristolnewhomes@knightfrank.com](mailto:bristolnewhomes@knightfrank.com)

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