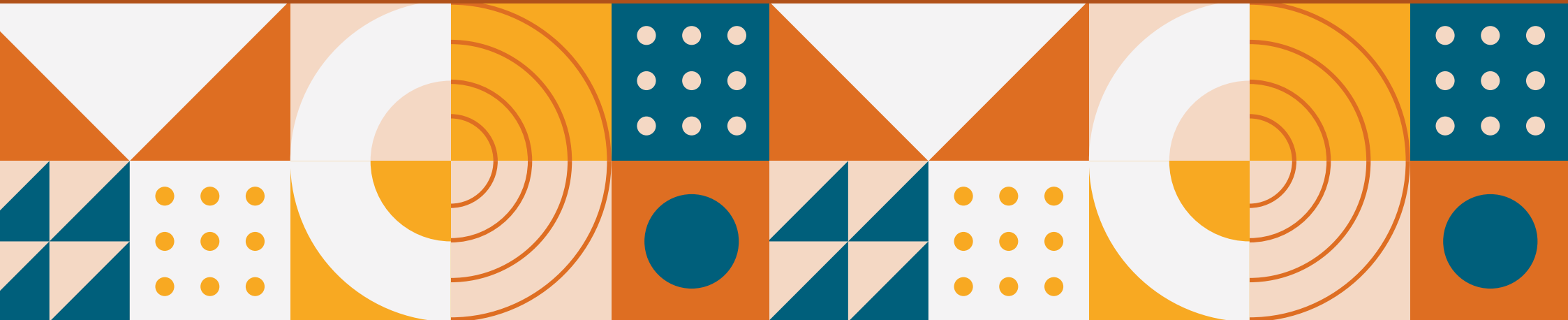


MH

MERCHANTS HOUSE

MERCHANTS HOUSE, WAPPING ROAD,
BRISTOL BS1 4RW

PROMINENT OFFICE BUILDING OVERLOOKING THE FLOATING HARBOUR





WELCOME TO MERCHANTS HOUSE

Merchants House is a purpose built office building offering modern high quality open plan office accommodation. The well designed space and contemporary finishes enable occupiers to embrace a new way of working.



SPECIFICATION



CAR PARKING



SHOWER FACILITIES



AIR CONDITIONING



LED LIGHTING



BICYCLE PARKING



NATURALLY VENTILATED



EBC B



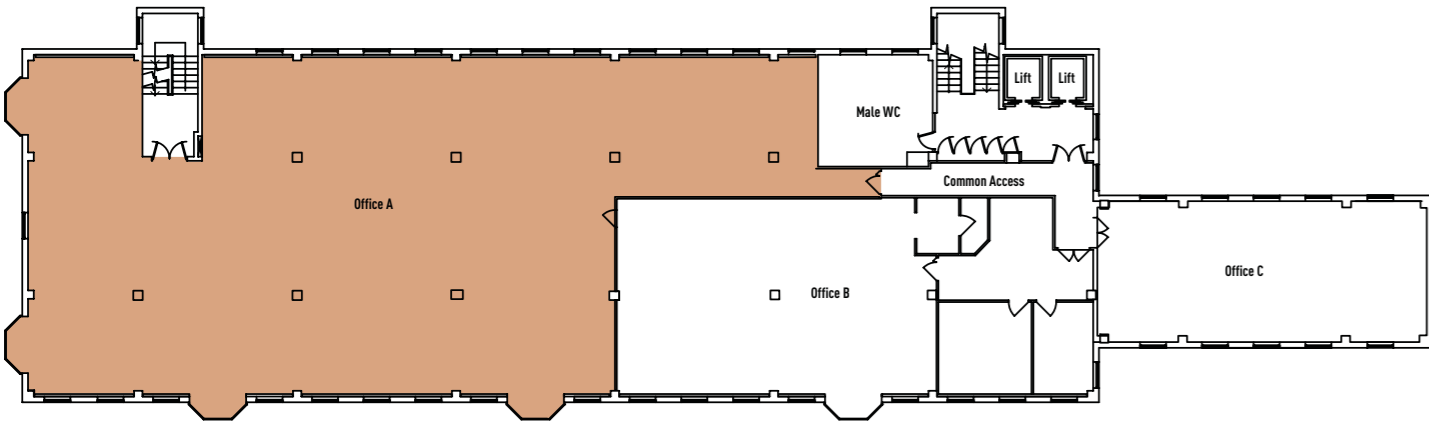
CONCIERGE



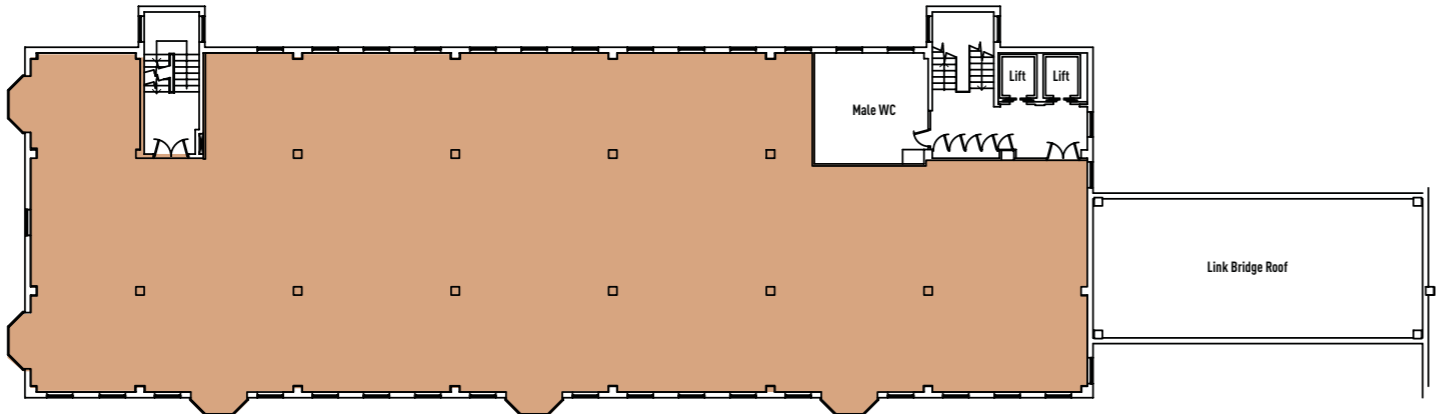
WC'S



FLOOR PLANS 13,630 SQ FT (1,266.3 SQ M)



PART 2ND FLOOR
5,515 SQ FT (512.4 SQ M)



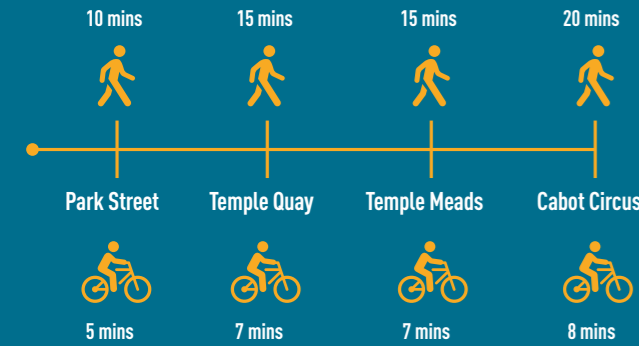
4TH FLOOR
8,115 SQ FT (753.9 SQ M)





OUT & ABOUT

FROM MERCHANTS HOUSE



WAPPING WHARF RIGHT ON YOUR DOORSTEP



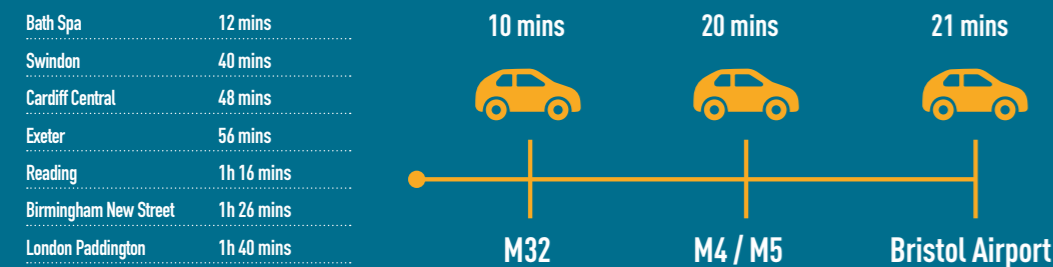
2 MINS FROM THE FERRY STOP:

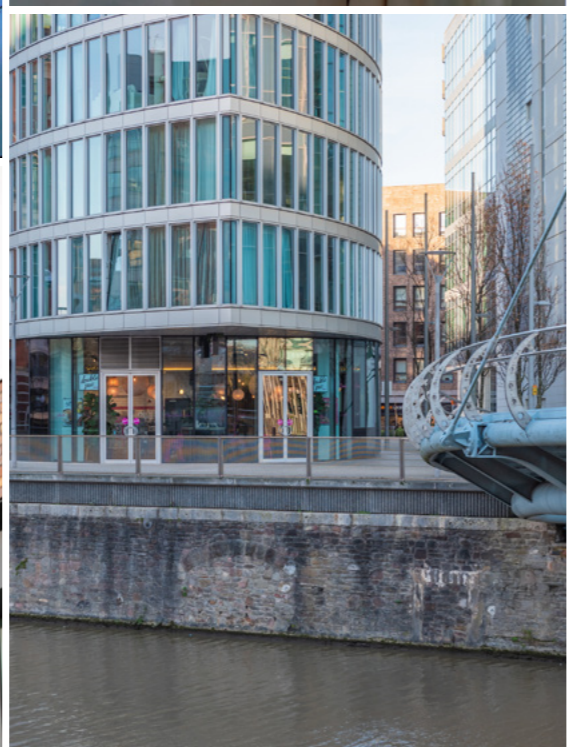
Bristol Ferry Boats runs daily services which connect Wapping Wharf to Temple Meads train station, the city centre and Hotwells.



FROM BRISTOL TEMPLE MEADS:

BY CAR





ALL ENQUIRIES:

Misrepresentation Act 1967: CBRE and Alder King for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither CBRE and Alder King nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Moose Studios 0117 950 8445 January 2025.

CBRE

Alex Riddell
Alex.Riddell@cbre.com
07920 467 117

Alex Hayman
Alex.Hayman@cbre.com
07827 252 847

alder king

PROPERTY CONSULTANTS

0117 317 1000
www.alderking.com

Tom Dugay
tdugay@alderking.com
07974 186 462

Simon Price
sprice@alderking.com
07990 891 021