



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

**OFFICES TO LET**  
**1,135 SQ FT – 10,294 SQ FT**  
**12 – 100 DESKS**

# 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

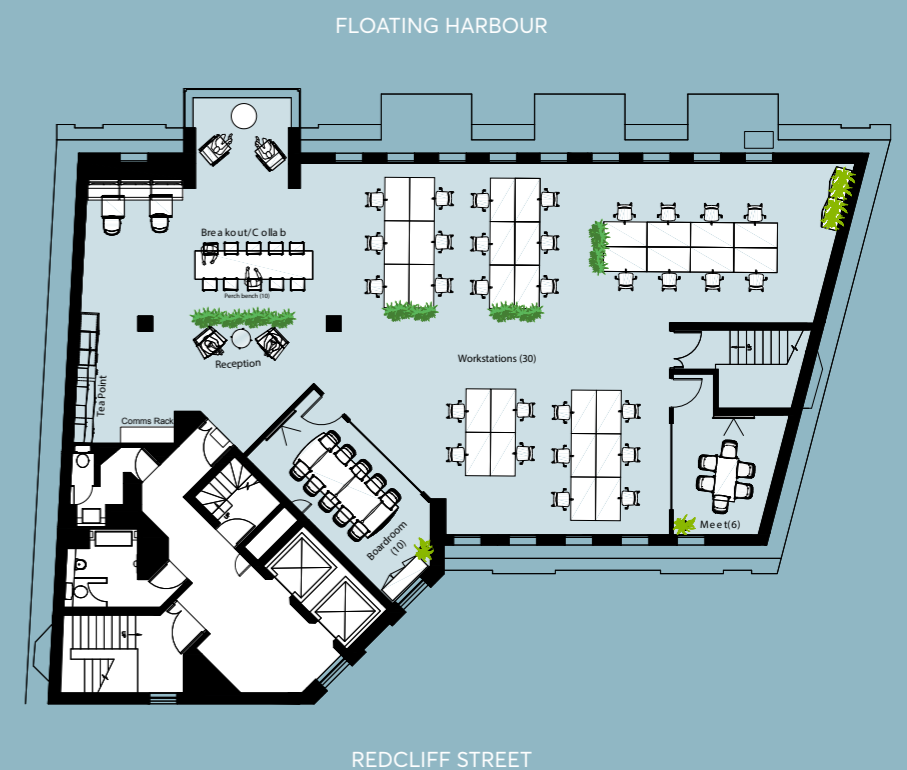
Floor	Area (Sq M)	Area (Sq Ft)	Car Parking	Specification
2nd Floor Front	105	1,135	1 space	Fully Fitted - 12 desks, 2 x meeting rooms & kitchen
2nd Floor Waterfront	297.3	3,200	1 space	Fully Fitted - 30 desks, 3 x meeting rooms, kitchen & large breakout area
5th Floor	296.9	3,195	2 spaces	CAT A – newly refurbished open plan with exposed services (no fit out)
6th Floor	257.2	2,768	1 space	CAT A – newly refurbished open plan with exposed services (no fit out)
<b>Total</b>	<b>956.4</b>	<b>10,298</b>		

6th Floor 2,768 sq ft



## 6th Floor

Example fit out plan Floor is currently CAT A open plan, without fit out furniture



# FULLY FITTED 2ND FLOOR SPACE AVAILABLE FOR IMMEDIATE OCCUPATION



## 2ND FLOOR FRONT 1,135 SQ FT (105 SQ M)

- 12 Desks
- 1 x 6 person meeting room
- 1 x 4 person meeting room
- 1 x Fully fitted kitchen with white goods
- 1 x High bench seating
- 1 x Wall mounted server cabinet with CAT5e data cabling



## 2ND FLOOR WATERFRONT 3,200 SQ FT (297.3 SQ M)

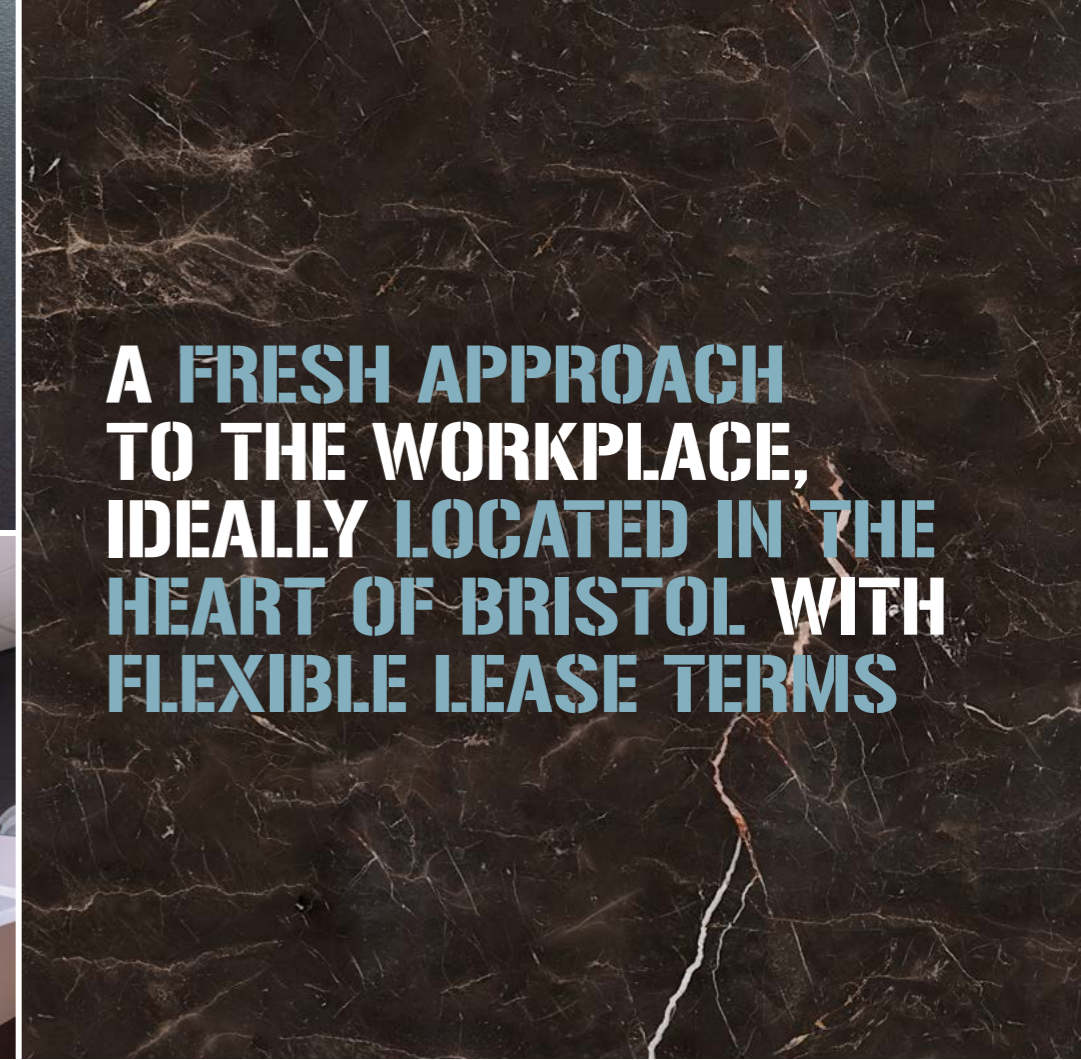
- 30 Desks
- 1 x 8 person board room
- 1 x 6 person meeting room
- 1 x 3 person small meeting room
- 1 x Large kitchen break out area with 12 person bench seating
- 1 x Wall mounted server cabinet with CAT5e data cabling

2nd Floor



2nd Floor

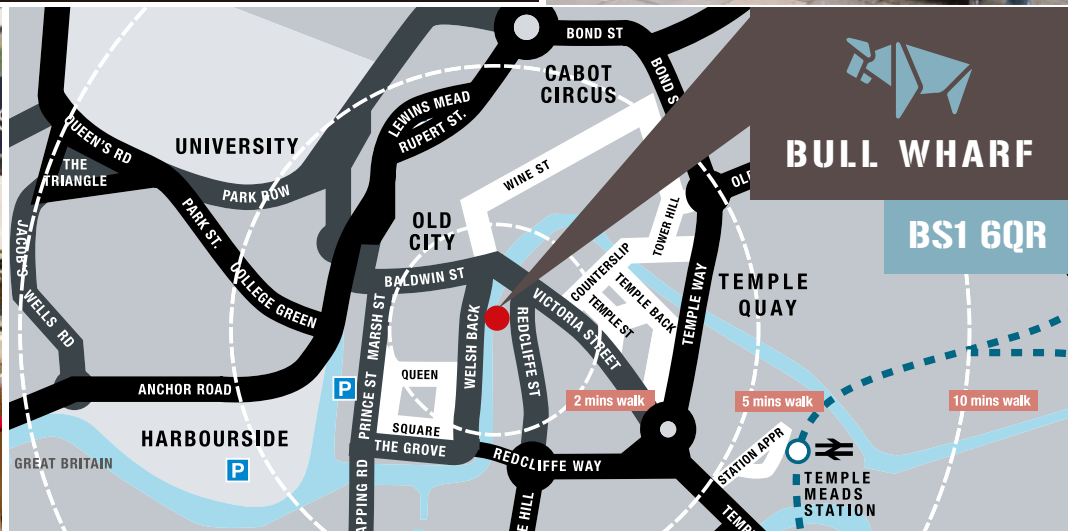




# IDEALLY LOCATED

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 joint agents for further information.



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