

48-52 Baldwin Street  
Bristol BS1 1QB

pivot + mark

2,657 – 5,976 Sq Ft  
Fully Fitted Offices To Let

# design + craft

Re-imagined fully fitted workspace setting new standards in the heart of Bristol - designed with the future work environment in mind.

Pivot + Mark has been re-crafted to include a stylish new entrance and bright, flexible office floors, ready for talent to make their mark.

The dynamic new entrance creates a contemporary approach, re-energising this street steeped in history. Remodelled using panelled timber and matt black aluminium, the entrance is complemented by vertical glazing.



BREEAM  
'Very Good'



100%  
electric



EPC  
rating B





Remodelled reception features a curved corian desk, whilst serving tenants with a collaborative work lounge, informal meeting space and client coffee bar.



# detail + focus

A balance of great design and thoughtful details, Pivot + Mark is a place that works differently. The specification sets the tone of a workplace that enhances productivity and collaboration.



Comprehensive refurbishment



Flexible floor plates



Available fully fitted



2 x refurbished passenger lifts



Air conditioning



Exposed services



LED lighting



Raised floors



70 cycle spaces



Client coffee bar reception



8 showers & drying room



70 lockers



New WCs



2.5m floor to ceiling heights



Excellent natural light



WiredScore GOLD Certified



# plug + play

The fully fitted fifth floor at Pivot + Mark is perfect for businesses looking for choice, in an unrivalled location.



Fibre enabled



Open plan desks



Hot desks



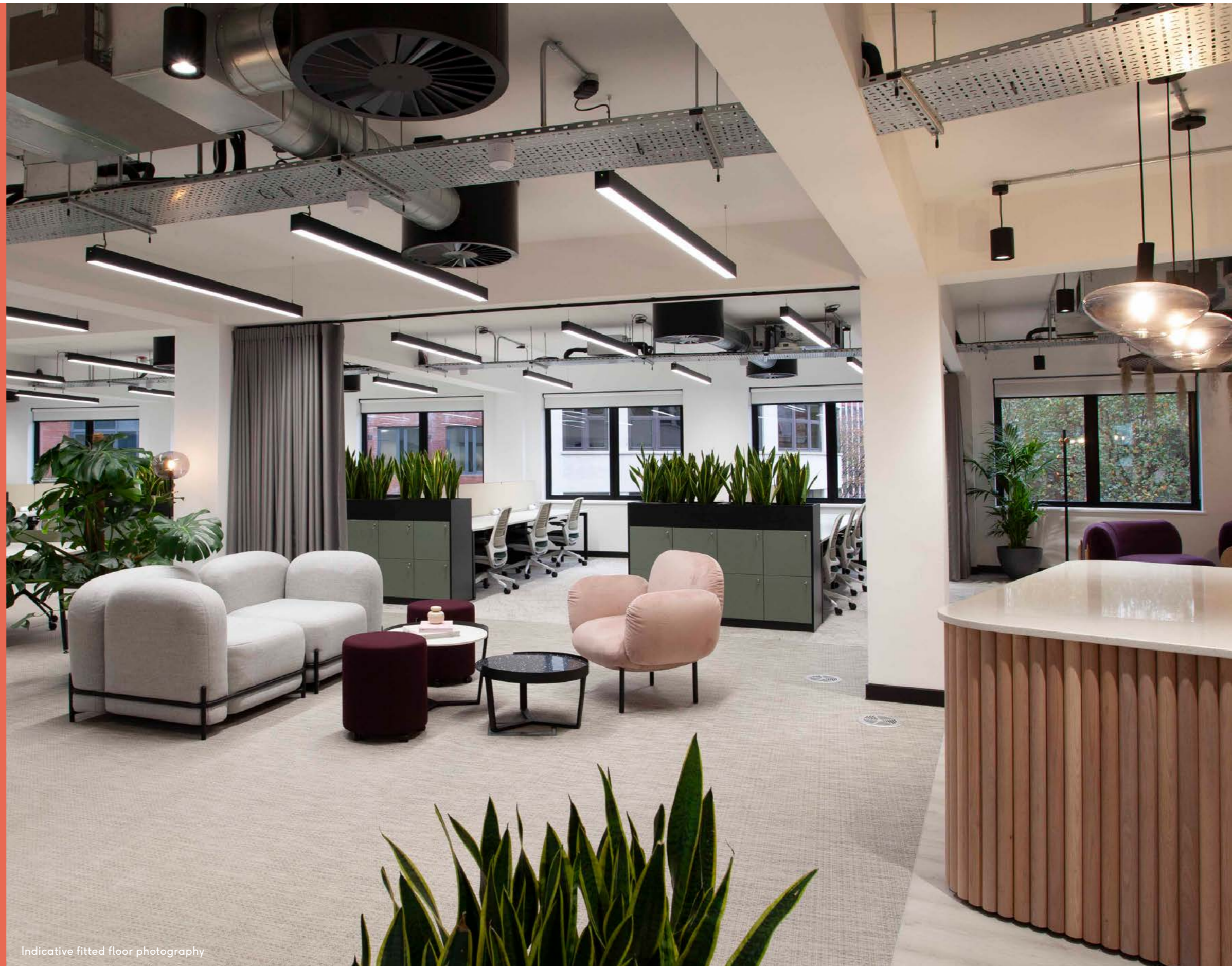
Breakout areas



Meeting rooms



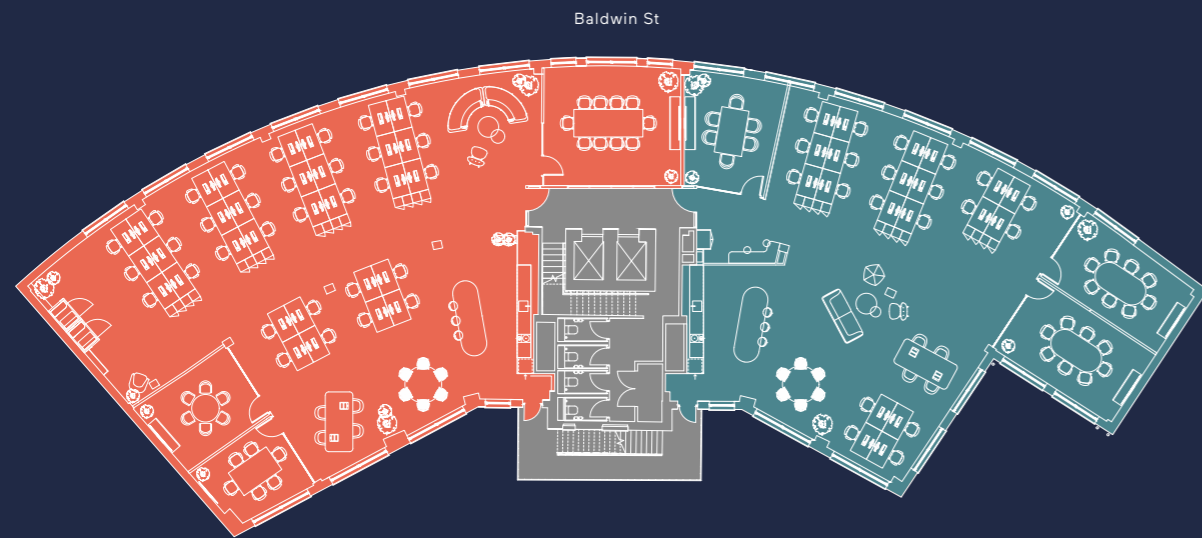
Kitchen



Indicative fitted floor photography

# space + scale

Floor	Sq Ft	Sq M
• 5th (South)	3,319	308
• 5th (North)	2,657	247
<b>Total</b>	<b>5,976</b>	<b>555</b>



## 5th Floor (South) 3,319 Sq Ft / 308 Sq M

Workstations	32	Breakout areas	02
6 person meeting rooms	02	Waiting area	01
10 person meeting room	01	<b>Total occupancy</b>	<b>32</b>
Hot desks	04		
Phone rooms	02		

## 5th Floor (North) 2,657 Sq Ft / 247 Sq M

Workstations	20	Waiting area	01
6 person meeting room	01	<b>Total occupancy</b>	<b>20</b>
8 person meeting room	02		
Hot desks	04		
Breakout area	01		

● South  
● North  
● Core

Floor plans are for indicative purposes only. Not to scale.



# unwind + relax

Bristol leads the way as an exceptional lifestyle and culture destination. Relaxed dining, trendy bars and riverside green spaces provide the ideal places to meet and socialise.



01

02



03



- 01 Bristol Old Vic
- 02 Mud Dock Café & Bar
- 03 Sandwich Sandwich
- 04 Left Handed Giant
- 05 Castle Park
- 06 Three Brothers Burgers



04



05



06



Positioned amongst the best amenities on offer, Pivot + Mark gives occupiers everything they need all on the doorstep. Whether its a breakfast meeting, a business lunch, or after-work drinks, its a location that really does have it all.



pivot + mark  
 48-52 Baldwin St  
 Bristol  
 BS1 1QB

**Bars + Restaurants**

- 01 Adelina Yard
- 02 Casa
- 03 Sandwich Sandwich
- 04 Franco Manca
- 05 King Street Brew House
- 06 Left Handed Giant
- 07 Granary
- 08 Boston Tea Party
- 09 Four Wise Monkeys
- 10 Root
- 11 Tare
- 12 The Apple

**Retail**

- 13 Ace & Tate
- 14 Apple
- 15 Cooshti
- 16 Harvey Nichols
- 17 Whistles

**Fitness**

- 18 Cityzen Bikram & Hot Yoga
- 19 Fitness4Less
- 20 PureGym
- 21 The Gym
- 22 Workout Harbourside

**Coffee**

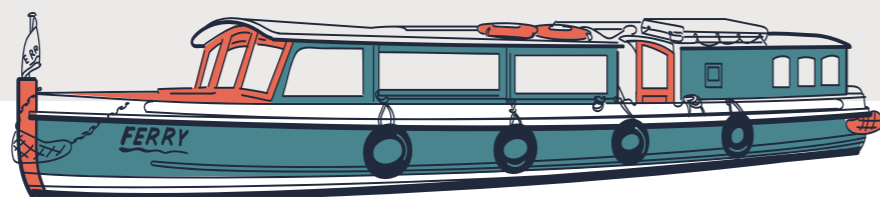
- 23 Bristol & Bath Rum Distillery
- 24 Full Court Press
- 25 Playground Coffee House
- 26 Small Street Espresso
- 27 Spicer+Cole

**Hotels**

- 28 Bristol Harbour Hotel
- 29 Marriott Royal
- 30 Mercure Bristol Grand
- 31 Radisson Blu
- 32 The Bristol Hotel

**Local Occupiers**

- 33 Womble Bond Dickinson
- 34 Burges Salmon
- 35 Epic Systems
- 36 OVO Energy
- 37 BBC Studios
- 38 EY
- 39 KPMG
- 40 Graphcore
- 41 NFU
- 42 PWC
- 43 Loungers Group
- 44 TLT LLP



# move + connect

River ferries and Tier e-scooters offer a convenient way to get around the city, with Bristol Temple Meads Station and road networks offering speedy connections across Bristol and beyond.



**<15**

minute walk to Bristol Temple Meads Station

**1h 42m**

new super fast train journey time to London

**90+**

trains a day to London

**08** MILES

from Bristol International Airport

**16**

Bristol Ferry Boats stops throughout the city

**1,000+**

Tier e-scooters available to hire in city centre

**15** MINS

by road to M4/M5 interchange

**1st**

Bristol is the UK's first Cycle City

# pivotandmark.com



Take a  
video tour

## Terms

Upon application.

## Viewing

For further information, please contact the joint sole letting agents:



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A development by

**V7**

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