

20% LET
FINAL 3 FLOORS REMAINING



CARGO Work

A NEW OPEN-PLAN OFFICE BUILDING
SUITES FROM 1,777-15,835 SQ FT

WAPPING WHARF
BRISTOL BS1 6UA



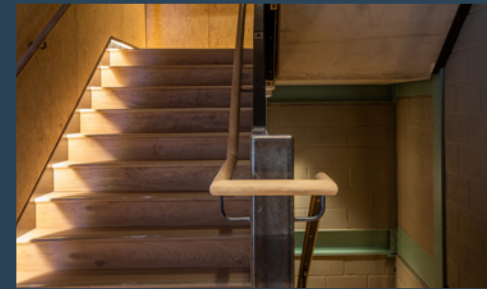
ONE-OF-A-KIND WORKSPACE

THIS CONTEMPORARY OFFICE BUILDING REFLECTS ITS INDUSTRIAL DOCKSIDE SETTING AND INCORPORATES A GLAZED COURTYARD CANOPY, BALCONIES/TERRACES TO ALL FLOORS WITH VIEWS ACROSS THE CITY AND BEYOND. IT PROVIDES A HIGHLY DESIRABLE, MODERN WORKSPACE IN BRISTOL'S MOST VIBRANT, BUZZING COMMUNITY.





THE UNIQUE EXTERNAL IDIOM OF CARGO WORK IS CARRIED THROUGH TO THE INTERIOR. THE USE OF A VARIETY OF MATERIALS INCLUDING POLISHED CONCRETE, TREATED JOINERY, PAINTED INDUSTRIAL FINISHES AND SPECIALIST TILING COMBINES TO CREATE A VIBRANT AND ENGAGING WORKSPACE WITH ATTRACTIVE COMMON PARTS.



BRIGHT INSPIRATION ↘

THE GLAZED COVERED COURTYARD AND FULL HEIGHT WINDOWS HELP TO FLOOD THE SPACE WITH NATURAL LIGHT AND COUPLED WITH LED LIGHTING CREATE BRIGHT OPEN WORKSPACES ON EACH FLOOR.



TERRACES AND BALCONIES INTEGRATE SEAMLESSLY WITH THE INSIDE SPACE,
OFFERING A TRULY UNIQUE INSIDE-OUTSIDE WORKING ENVIRONMENT.

BRING THE OUTSIDE IN



VIEWS ACROSS THE CITY,
THE HISTORIC NEIGHBOURHOOD AND
ADJACENT BUILDINGS ARE FRAMED
BY THE SURROUNDING COUNTRYSIDE.





BRISE SOLEILS PREVENT HEAT GAIN INSIDE THE BUILDING, AND PHOTOVOLTAIC ROOF PANELS TAKE ADVANTAGE OF THE BUILDING'S SUNNY POSITION TO CREATE SOLAR ENERGY.



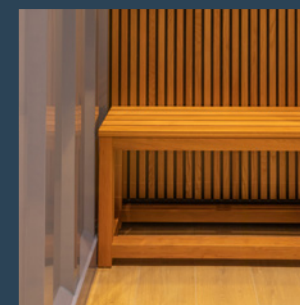
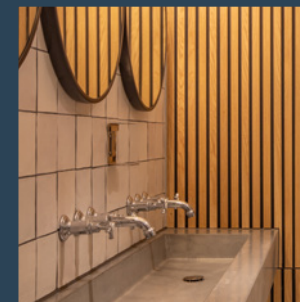
A BREATH OF FRESH AIR

SUSTAINABILITY, WELL-BEING AND FLEXIBILITY ARE KEY THEMES IN THE DESIGN OF CARGO WORK. THE BUILDING PROVIDES A VERSATILE WORKING ENVIRONMENT, WHICH INCLUDES BALCONIES ON THE 1ST AND 2ND FLOORS AND TERRACES ON 2ND AND 3RD FLOOR WITH IMPRESSIVE VIEWS – GREAT FOR TAKING A BREAK AND SOME FRESH AIR DURING A BUSY WORKING DAY, AND FOR HOSTING MORE INFORMAL MEETINGS OR SOCIAL GATHERINGS.





OCCUPIERS BENEFIT FROM
HIGHLY SPECIFIED AND
DISTINCTIVE CHANGING AND
SHOWER FACILITIES THAT
COMPLIMENT THE 47 SECURE
CYCLE SPACES.



CARGO WORK IS EASY TO ACCESS FROM ALL PARTS OF BRISTOL, WHETHER ON FOOT, SCOOTER, CYCLE, BUS OR EVEN FERRY.

GET TO WORK

Wapping Wharf is well connected to the rest of Bristol and its transport hubs. It's just a 17-minute walk (or 6-minute cycle) to Temple Meads, with its national and suburban rail services, city wide bus services and a regular bus service to Bristol Airport.



BY RAIL

TEMPLE MEADS IS THE PRIMARY TRANSPORT HUB FOR THE CITY. LONDON PADDINGTON IS JUST 1H 30MINS AWAY BY TRAIN.

17 MINUTES ON FOOT

WAPPING WHARF IS WITHIN AN EASY WALK FROM ALL PARTS OF THE CITY CENTRE.

6 MINUTES BY BIKE



SCOOTER

BRISTOL'S ENVIRONMENTALLY FRIENDLY HOP-ON HOP-OFF E-SCOOTER NETWORK CONNECTS THE CENTRAL ZONE, INCLUDING WAPPING WHARF, WITH RESIDENTIAL AREAS AND THE UNIVERSITY. THERE ARE MANY PARKING SPOTS DOTTED ACROSS THE CITY.



CYCLE

BRISTOL IS PASSIONATE ABOUT CYCLING AND HAS BEEN NAMED AS THE UK'S BEST CITY FOR CYCLING. WAPPING WHARF SITS AT THE HEART OF BRISTOL'S CYCLE NETWORK, WITH ITS OWN CYCLE PATH LINKING SOUTH BRISTOL, THE HARBOURSIDE, CITY CENTRE AND BEYOND.



BUS

WAPPING WHARF HAS ITS OWN M2 METROBUS STOP ON CUMBERLAND ROAD. THERE ARE METROBUS SERVICES EVERY 15 MINUTES AT PEAK TIMES BETWEEN THE CITY CENTRE AND LONG ASHTON PARK & RIDE.



FERRY

DAILY FERRY SERVICES CONNECT WAPPING WHARF TO TEMPLE MEADS, THE CITY CENTRE AND TO THE POPULAR RESIDENTIAL AREA OF HOTWELLS. THERE IS A FERRY STOP JUST 2 MINUTES' WALK FROM CARGO WORK.



WAPPING WHARF, BRISTOL'S NEWEST
FOOD AND DRINK DISTRICT,
HAS QUICKLY ESTABLISHED ITSELF
AS THE GO-TO DESTINATION
FOR BRISTOL'S DISCERNING
SHOPPERS AND FOODIES.

JOIN A THRIVING COMMUNITY



With its eclectic mix of independent businesses, right on the city's iconic waterfront and just a short walk from the city centre, **Wapping Wharf** is the place to be for food and drink, shopping, living ... and now, working.

It's a buzzing community that captures the best of Bristol's independent creative spirit.



ON YOUR DOORSTEP

A mix of independent traders at Wapping Wharf include:

Mokoko
Biblos
The Junction
Better Food
Little Victories
Fig 1
Loop Massage
Bookhaus

Pigsty
Beer necessities
Squeezed
Chop Box
Corks of Cargo
Daily Noodles
Bush
Root
Box-E
Salt & Malt
Dog Town
Loki Poke
Herbivore
Frankly
Hue
Swoon
Bristol Cheesemonger
Choux Box
Cider Box
Elevate
Gambas
Brace & Browns
Tare
Cantina
The Athenian
Bandook
Magari
Something Elsie
Ve Burger
East Bristol Bakery
Meat Box
Picole
Seven Lucky Gods
Clifton Seafood
Nexa
Hog HQ
Pizzarova
SharpSmith





Gaol Ferry Steps, the picturesque tree-lined pedestrian route, connects vibrant South Bristol with Wapping Wharf and the city centre. Retailers, bars and restaurants run along either side, leading to CARGO1 and CARGO2, which form a lively eating and shopping hub.

➤ THE DESTINATION

CARGO Work is located at the junction of Cumberland Road and Wapping Road, with an easy walk to the green space of Queen Square, bus links and transport connections from Temple Meads.

REALISE YOUR VISION

OCCUPIERS HAVE THE OPPORTUNITY TO SELECT THEIR OWN INTERIOR FINISHES AND FIT OUT OPTIONS. THIS CAN BE DELIVERED AS A SERVICE CREATING A UNIQUE OPPORTUNITY TO DESIGN A TAILORED BESPOKE WORKING ENVIRONMENT.





INDICATIVE FIT OUT VISUALS
BASED ON A FIRST FLOOR LAYOUT



FIRST FLOOR SPACE PLAN



SECOND FLOOR SPACE PLAN



CARGO WORK HAS BEEN DESIGNED
TO BE HIGHLY SUSTAINABLE AND
LOW ENERGY IN USE.



PHOTOVOLTAIC
ROOF PANELS

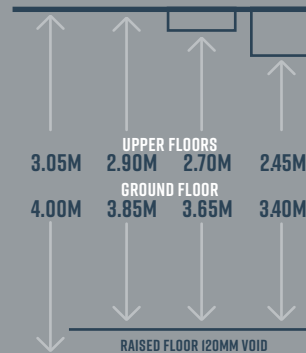
BRISE
SOLEILS



BALCONIES/LANDSCAPED
TERRACES ON EACH FLOOR



2X
8 PERSON
PASSENGER
LIFTS



EPC
RATING

A14

SPECIFICATION



VRF
AIR-CONDITIONING

BUILDING
MANAGEMENT
SYSTEM



OCCUPANCY
LEVELS



AIR CONDITIONING DESIGNED FOR
1:8 SQM

LED LIGHTING

PIR

47 SECURE
BICYCLE
RACKS



1 PER 4 OCCUPANTS
+20 FOR VISITORS

8 CAR
PARKING
SPACES



8
HIGH
SPECIFICATION
SHOWERS



HOW IT STACKS

1,777 - 15,835 SQ FT

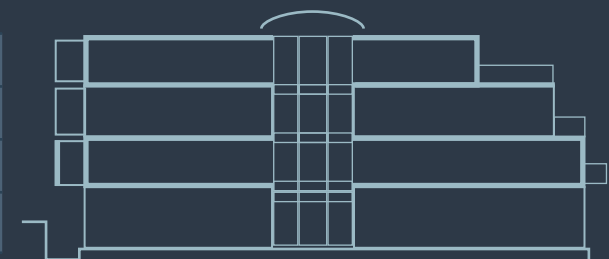
The breakdown of space is as follows

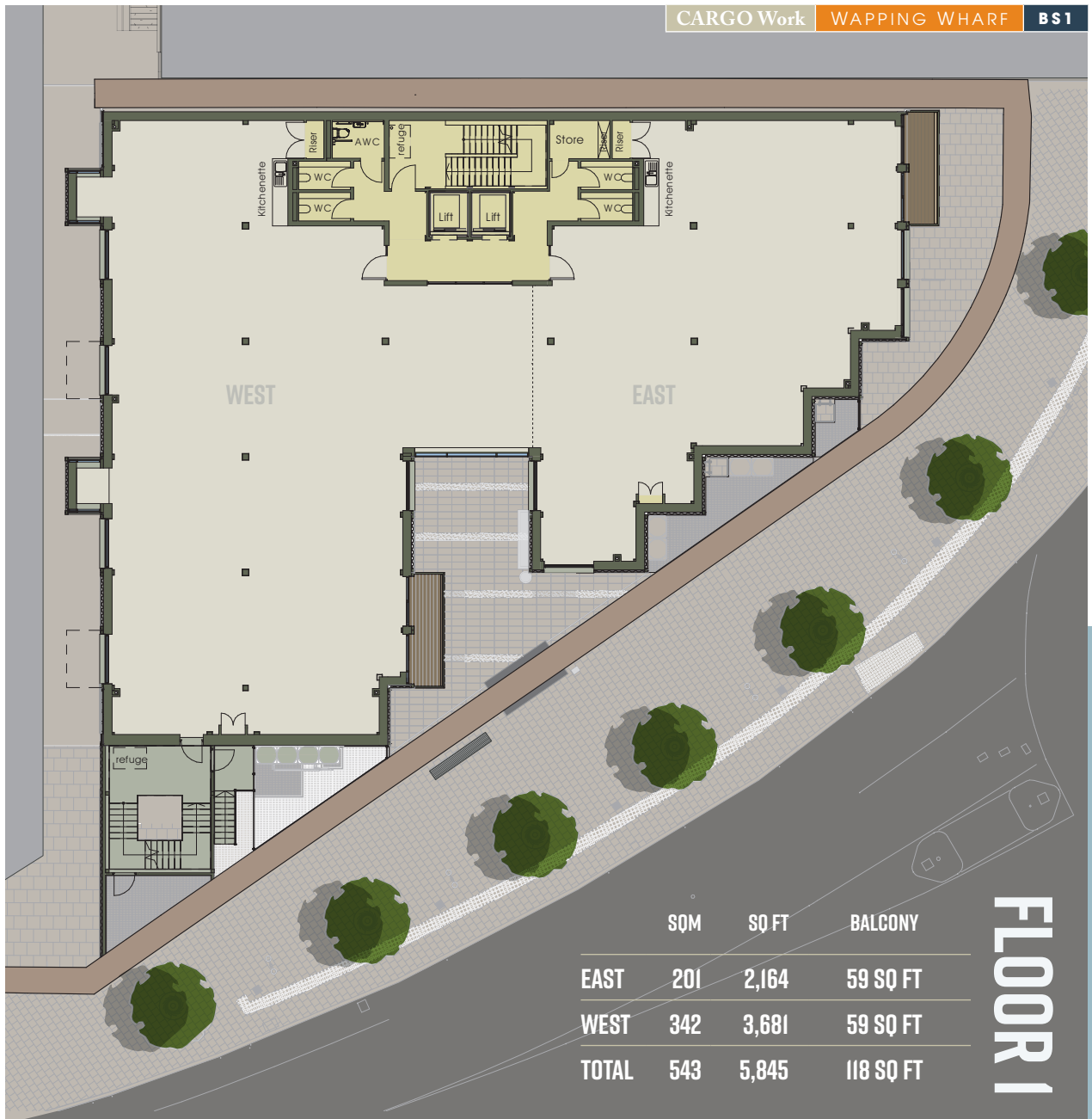
	SQM	SQ FT
FLOOR 3	LET	LET
FLOOR 2	509	5,479
FLOOR 1	543	5,845
GROUND FLOOR	419	4,511

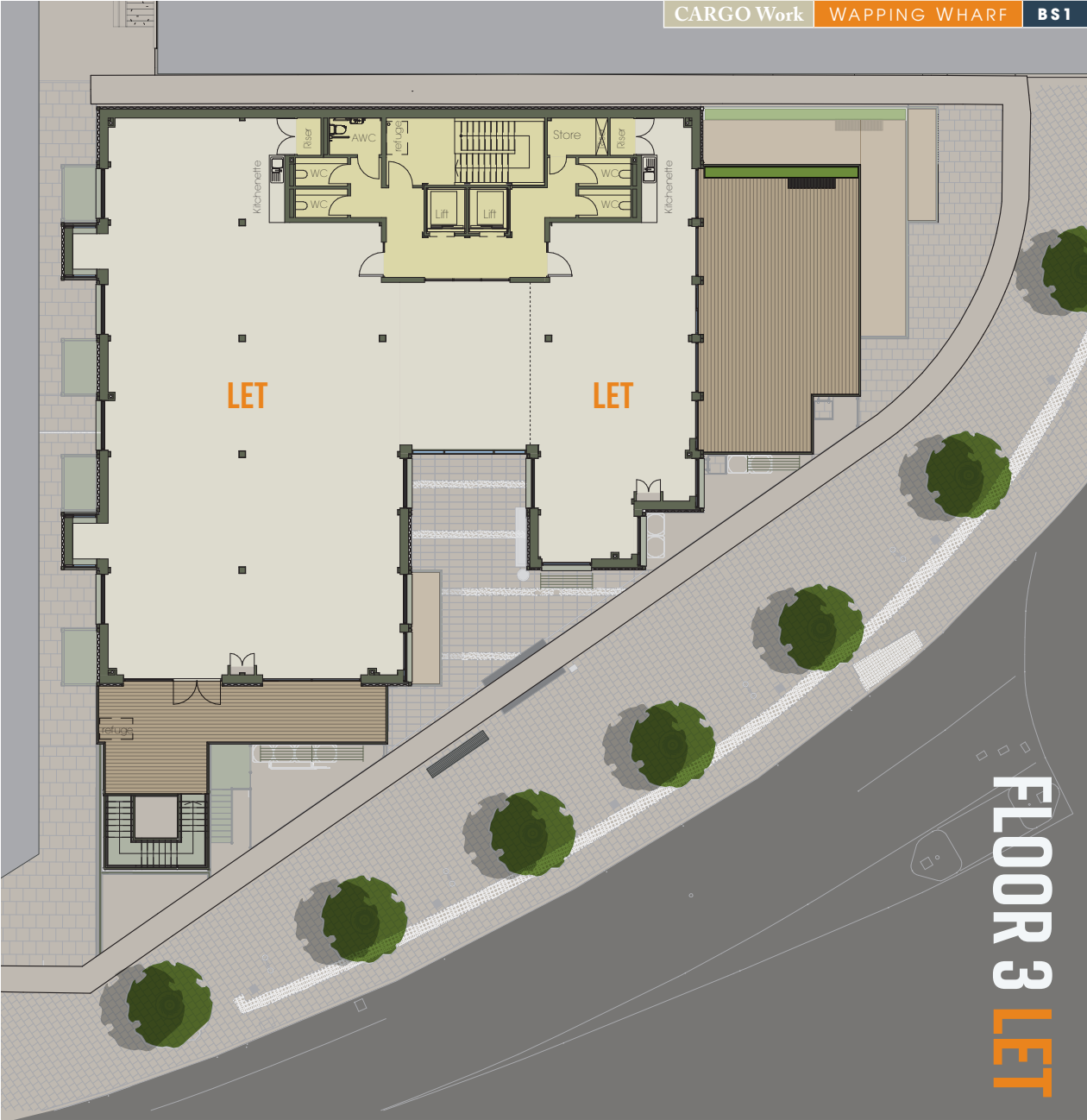
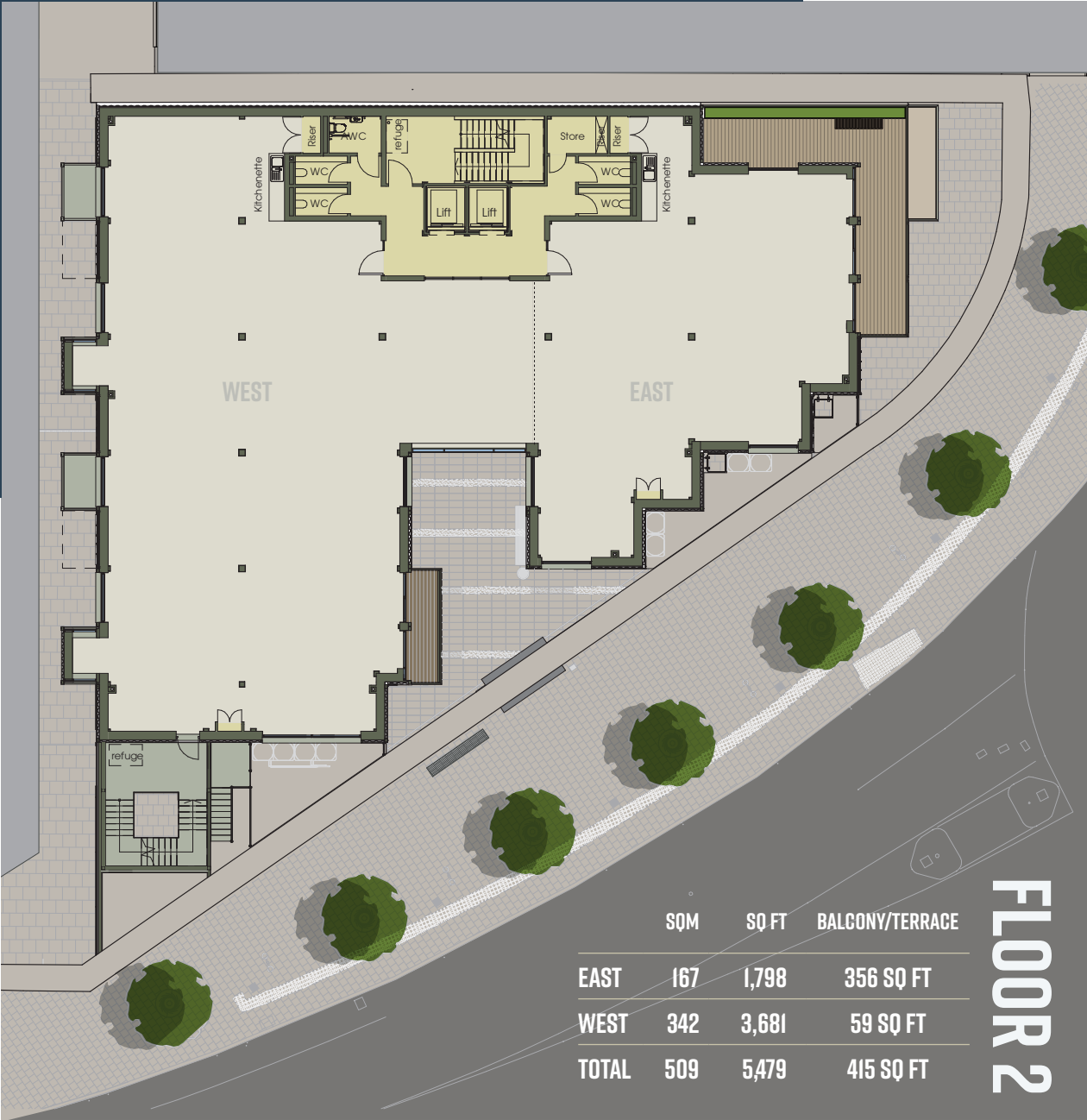
Net internal areas

1,471 15,835

Plus balconies and terraces







CARGO Work

www.cargowork.co.uk

A DEVELOPMENT BY

UMBERSLADE
Property.Land.Asset Management.

Designed by Sprague Gibbons

WORK TOGETHER

We would love to talk to you about how this distinctive building could deliver YOUR vision for a unique workspace.

For further information and to discuss possibilities, please contact the joint agents.

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