



CANNINGFORD HOUSE
38 VICTORIA STREET
BRISTOL

GRADE A NEW BUILD
5,000 – 61,710 SQ FT

ROOF TERRACES, BEST IN
CLASS ESG CREDENTIALS
& ONSITE LEISURE AMENITIES

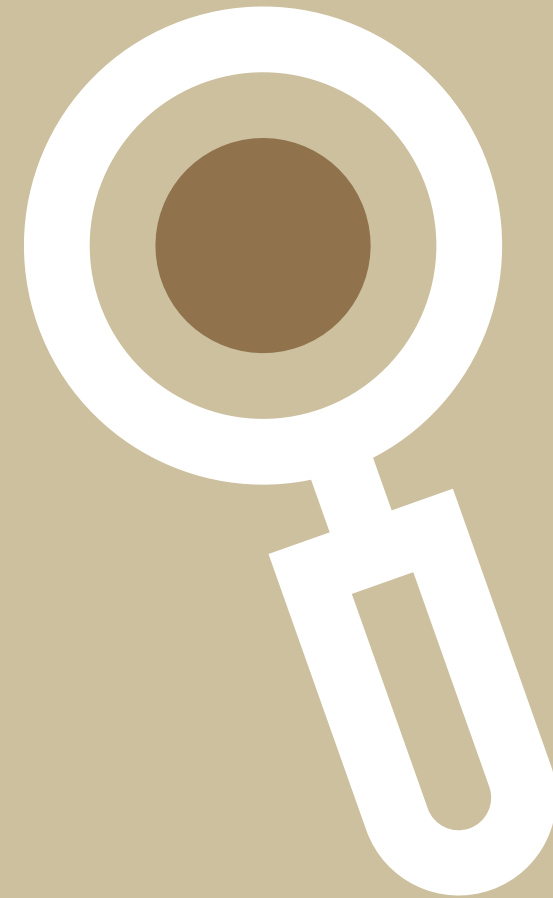


CANNINGFORD HOUSE



Summary

- 8 floors totalling 61,710 sq ft
- 5,000 sq ft of roof terraces on 5th , 6th and 7th floors
- Target best in class ESG Credentials and occupier wellness
- Flexible floor plates from 5,000 sq ft — 10,000 sq ft.
- Landscaped external space and pub / restaurant





ESG & Occupier Wellness

Targeting

- BREEAM 'Outstanding'
- EPC 'A'
- ActiveScore Platinum
- Fitwel 3*
- 318% biodiversity net gain
- Net carbon zero in operation
- Pre-let/early collaboration will reduce carbon output, materials wastage & costs
- Excellent natural light
- Multiple outdoor spaces
- Best in class end of journey facilities and amenity offering
- On-site pub



CANNINGFORD HOUSE



Availability

Flexible floor plates allow for splits from 5,000 sq ft to suit occupier requirements.

Also to include:

- 2,000 sq ft reception and welcome lounge
- 5,000 sq ft of roof terraces on levels 5, 6 & 7
- Landscaped external areas and independent pub/restaurant on site -to be enhanced and managed as one estate
- Flexible 5k-10k sq ft office floor plates – with ability to interlink spaces and/or add internal staircases for continuity

Split (in sq ft):

5,111	2,691	SEVENTH
7,863	1,319	SIXTH
8,973	1,184	FIFTH
9,920		FOURTH
9,920		THIRD
9,920		SECOND
7,713		FIRST
2,469		GROUND
INTERNAL	TERRACES	



Nelson St

Union St

Broadmead Shopping Centre

P

Mall Galleries

Penn St

Cabot Circus

P

Bond St South

P

Newgate

Castle Park

Castle St

Old Market St

St Nicholas Market

Tower Hill

Passage St

Temple Way

Baldwin St

P

Victoria St

Counterslip

P

Queen Square

Prince St

Redcliffe St

P

The Grove


Bristol Temple Meads Station

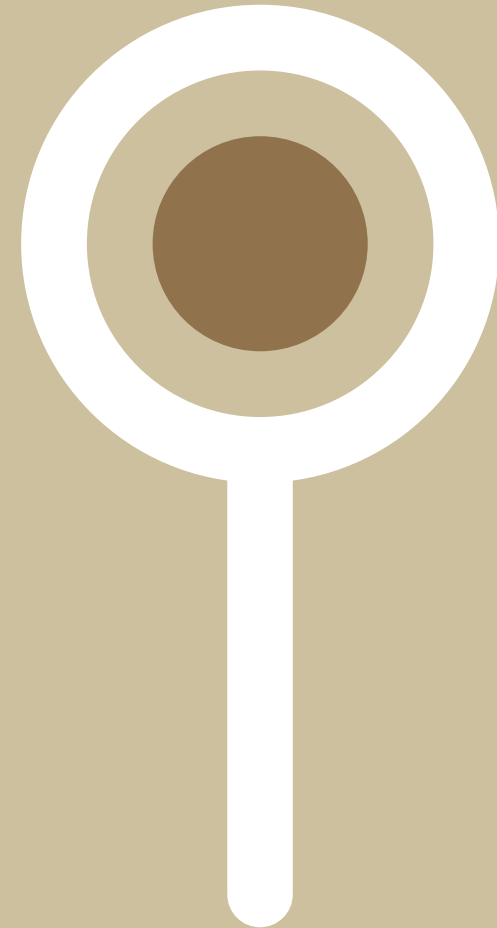
The Location

BS1 6BY

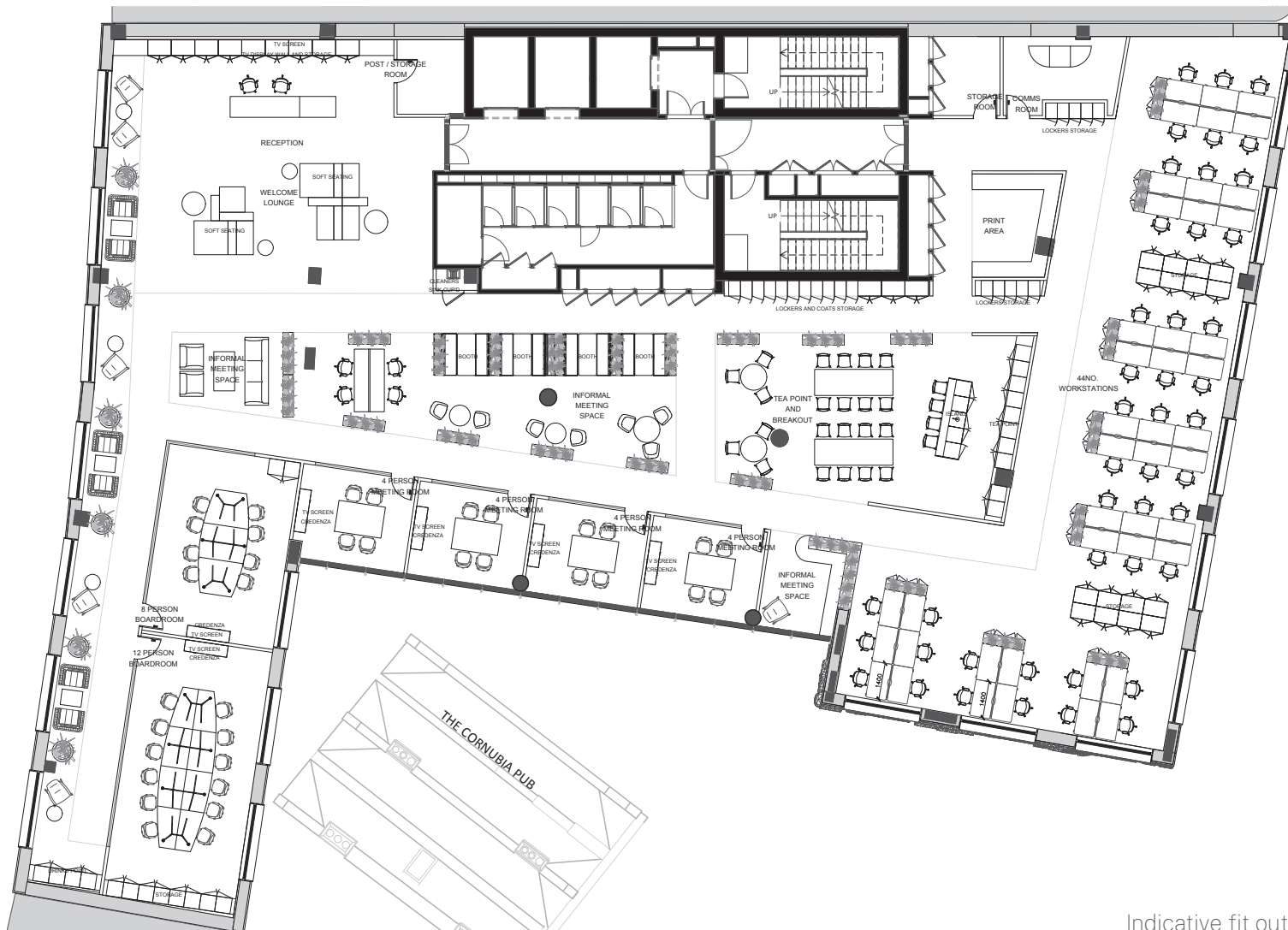
Canningford House is situated in a prime city centre location adjoined by the Paragon to the north west and Bristol House to the south east.

Canningford House is located on the principle thoroughfare from Temple Meads train station which is a 5 minute walk.

Victoria Streets boasts a variety of wider amenities to include, cafe, shops, restaurants, gyms and many others.



Typical Upper Floor Plan



Indicative fit out only.



Contact



Chris Meredith
CMeredith@savills.com
0117 910 2216
07870 999 732

Harry Allen
hrallen@savills.com
0117 910 2356
07807 999 440

savills.co.uk



James Whitcher
james@bbre.co.uk
07833 457 312

Zoe Wood
zoe@bbre.co.uk
07917 275 760

boultonbrooks.co.uk

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