

A PROJECT BY CREATE

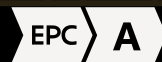
One Portwall Lane

PORTWALL

LOFTS

A BOUTIQUE WORKSPACE
WITH CLASS & CHARACTER

5,671 FT² ACROSS TWO FLOORS



One Portwall Lane, Redcliffe, Bristol BS1 6NB



PORTWALL LOFTS

WE INVITE YOU TO WORK IN A MORE ELEGANT AND INSPIRING SPACE.

Where English heritage meets authentic luxury and the morning sun shines through 300 window panes.

Portwall Lofts is a boutique workspace, within an impressive Victorian red brick warehouse, on the origins of Bristol's 13th century Portwall. It's undergone an extensive renovation to bring you 5,671 ft² of ultra sustainable space – bursting with natural light, character and historic charm – across the two top floors.

This is a one of a kind opportunity to make a new home for your business, right in the heart of Bristol.



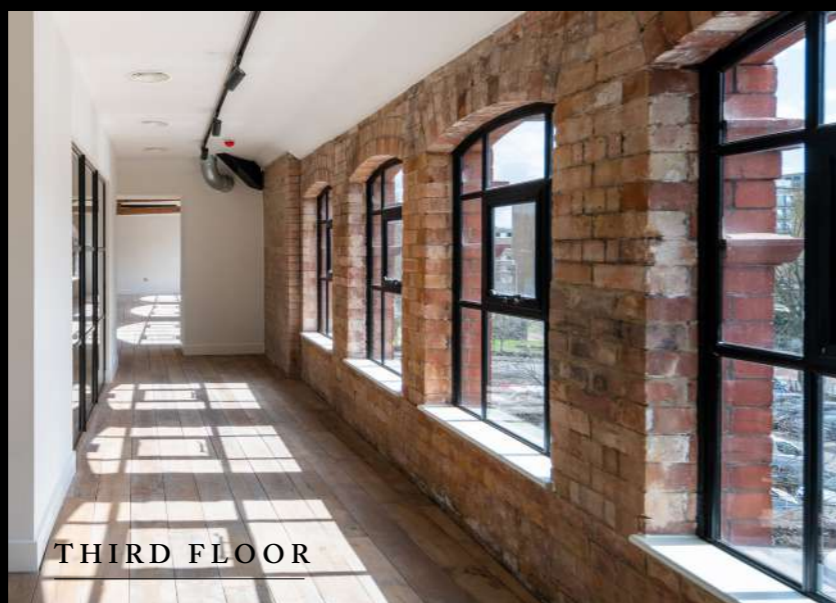
SECOND FLOOR



THIRD FLOOR



THIRD FLOOR



THIRD FLOOR



THIRD FLOOR



SECOND FLOOR



HARBOURSIDE

IN THE HEART OF IT ALL

Portwall Lofts sits on a cobbled lane in central Bristol, directly opposite the magnificent St Mary Redcliffe Church. It nestles between the Harbourside and Temple Meads in the neighbourhood of Redcliffe.

There are so many fantastic things to see, do and eat in every direction on foot. From the leafy green space of Queen Square and trendy shipping container eateries at Wapping Wharf's Cargo, to the cultural attractions, bars and buzz of Bristol Harbourside.

Bristol Temple Meads railway station is but a 5-minute walk away, and a lot of the city centre is bike and pedestrian friendly too. Whilst Portwall Lofts is ideally located for green commuting there is also easy access to the motorway network via the M32 and Bristol Airport is a 24 minute drive out of the centre.



QUEEN SQUARE



FINZELS REACH MARKET



PASTURE



ST NICHOLAS MARKET



BATHURST BASIN



PASTURE

FAVOURITE SPOTS

SCENIC PLEASURES

Queen Square

Gorgeous Georgian park area

Castle Park

A vibrant open space

Bristol Harbourside

Myriad of wonderful things

COFFEE FIX & LUNCH

1. Spicer & Cole

Independent cafe with own coffee roastery

2. Mud Dock Café

Relaxed atmosphere with river views

3. Harbour House

Delightful, historic waterfront lunch spot

4. La Panza

Laid back Italian café

AFTER WORK DRINKS

5. King Street

Pubs galore for al fresco drinking

6. Portwall Tavern

18th century pub next door

KEEPING FIT

7. Workout Bristol

Independent, contract-free gym

SENSATIONAL DINING

8. Pasture

Fire, meat and music until late

8. Radius Bar

Morning coffee and evening cocktails

9. River Station

Iconic harbourside restaurant

10. Adelina Yard

Imaginative fine food

11. Cargo

Independent eateries, shops & more

GOING SHOPPING

12. The Co-operative Food

2-minute walk

13. Cabot Circus Shopping Centre

14-minute walk

STAYING OVER

14. DoubleTree by Hilton

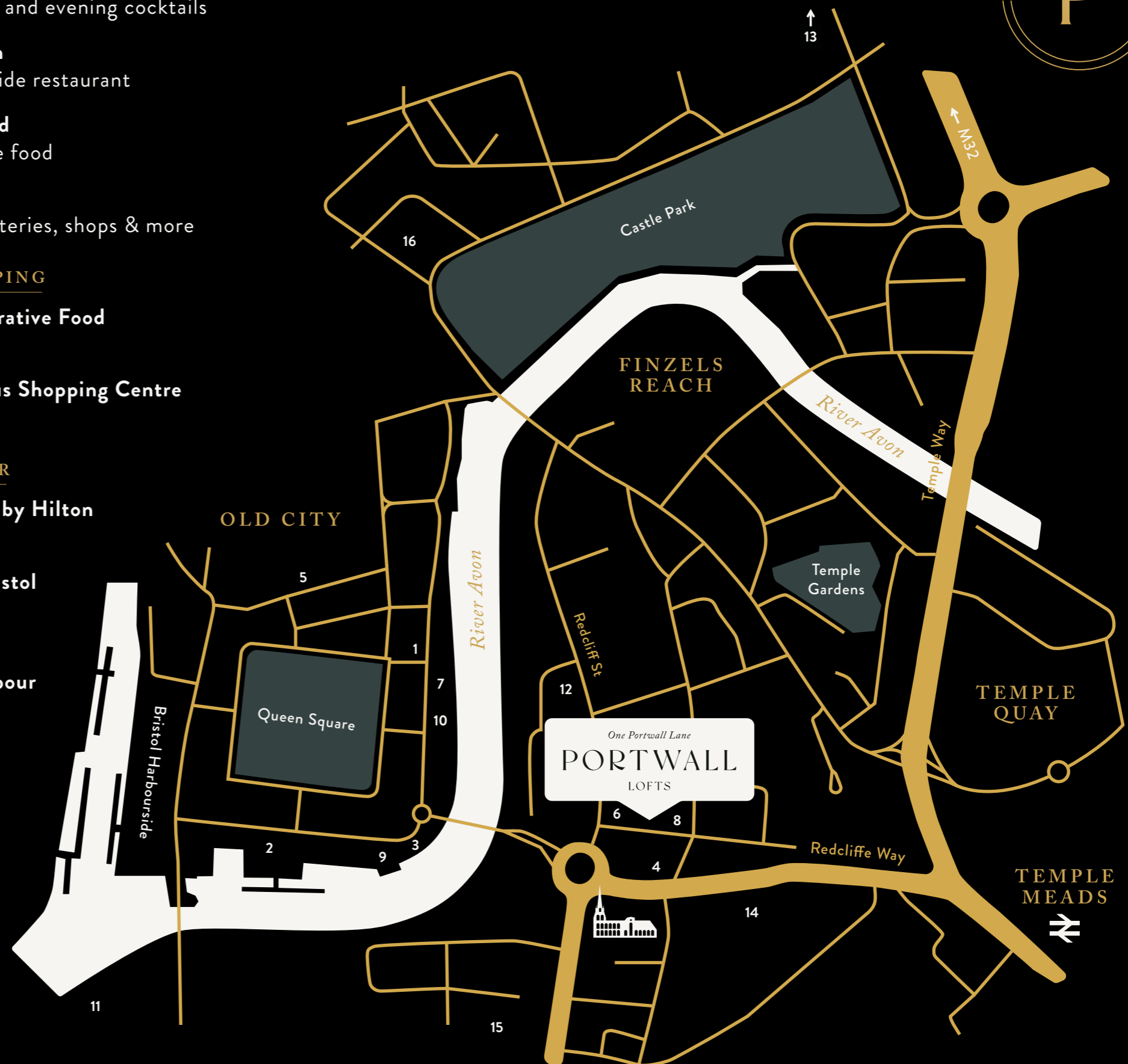
4* hotel

15. Mercure Bristol Holland House

4* hotel

16. Bristol Harbour Hotel & Spa

4* hotel





SUSTAINABLY RENOVATED TO A TOP-END SPEC

Portwall Lofts has been sympathetically renovated to an exceptional standard, while preserving the building's historic character and charm and delivering ultra-sustainable workspace.

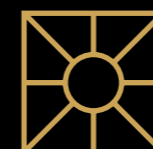
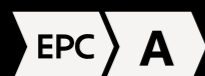
Incorporated into this sensitive restoration are low-flow water appliances, brand new LED lighting, a high end heating cooling and ventilation system, new authentic Crittall windows and doors and an array of solar panels on the roof.

The grand vaulted timber frame ceiling, natural wood floor and lofty windows provide an abundance of natural light and a wonderful sense of space to boost wellbeing and inspire.

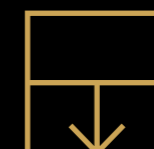
A sumptuous velvet banquette in the lobby, black Crittall doors and windows, and real terrazzo floor tiles. The antique bronze and brass finishes will age gracefully with a rich patina, all adding to the welcoming sense of luxury.

It's fully self-contained, with its own private entrance, so you can make it your own and enjoy complete autonomy. There's even a second private entrance for bicycles, lockers and showers. An internal door from this area then leads through to the office lobby.

Portwall Lofts benefits from an EPC A and is set to be accredited BREEAM Excellent.



LED lighting



Underfloor trunking



Solar panels



Grand openable windows



Comfort heating & cooling



Secure indoor bike storage



Own front door



Lift access to third floor



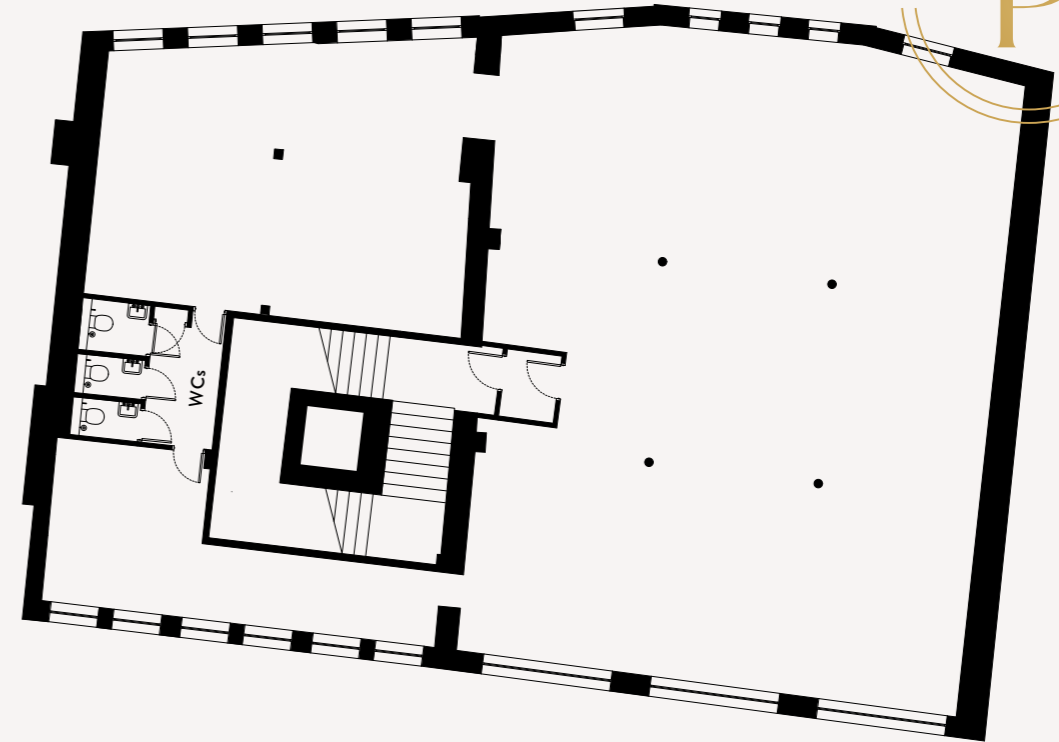
High quality WC facilities

GROUND FLOOR



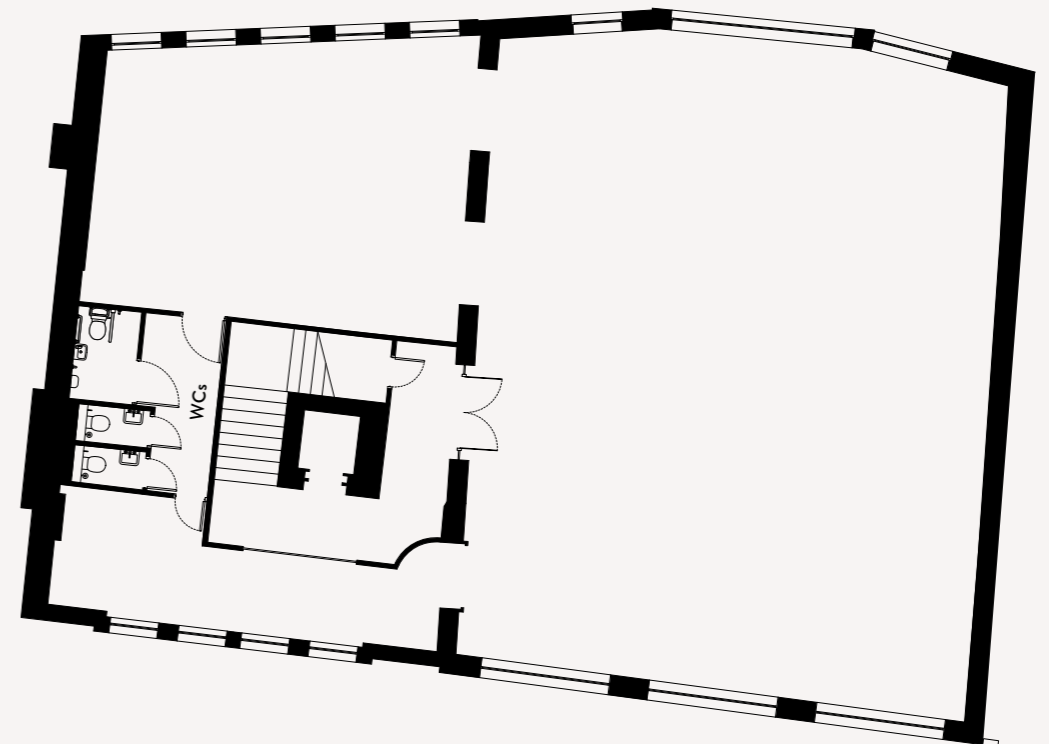
SECOND FLOOR

2,798 ft²



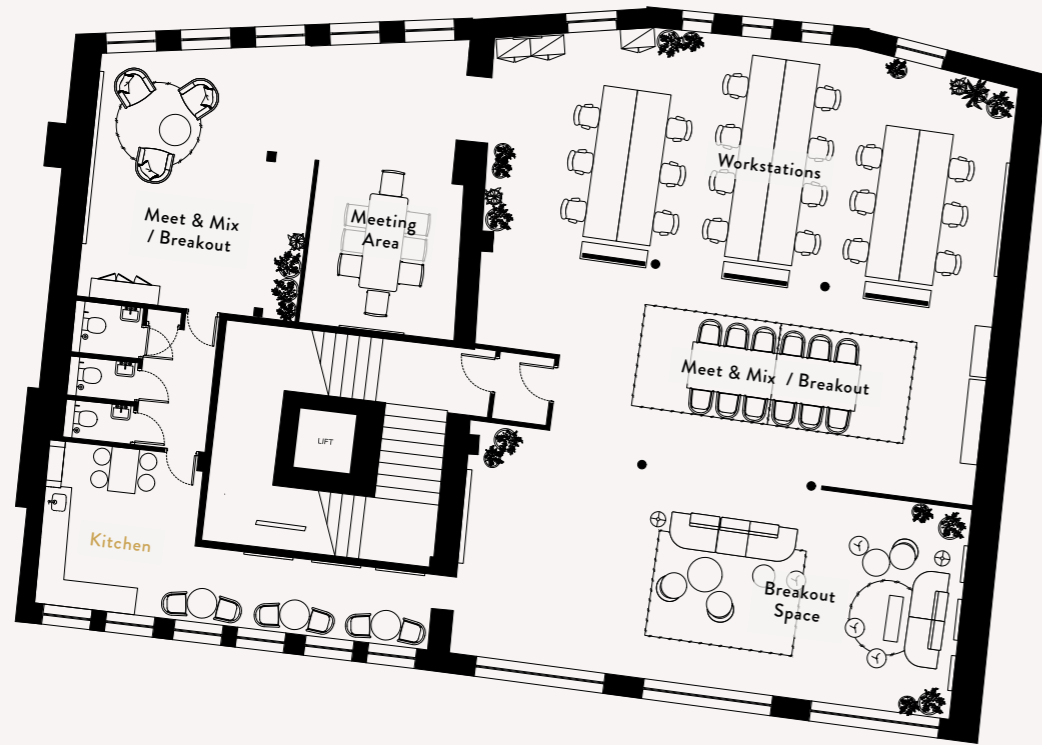
THIRD FLOOR

2,873 ft²

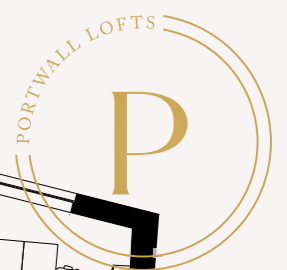
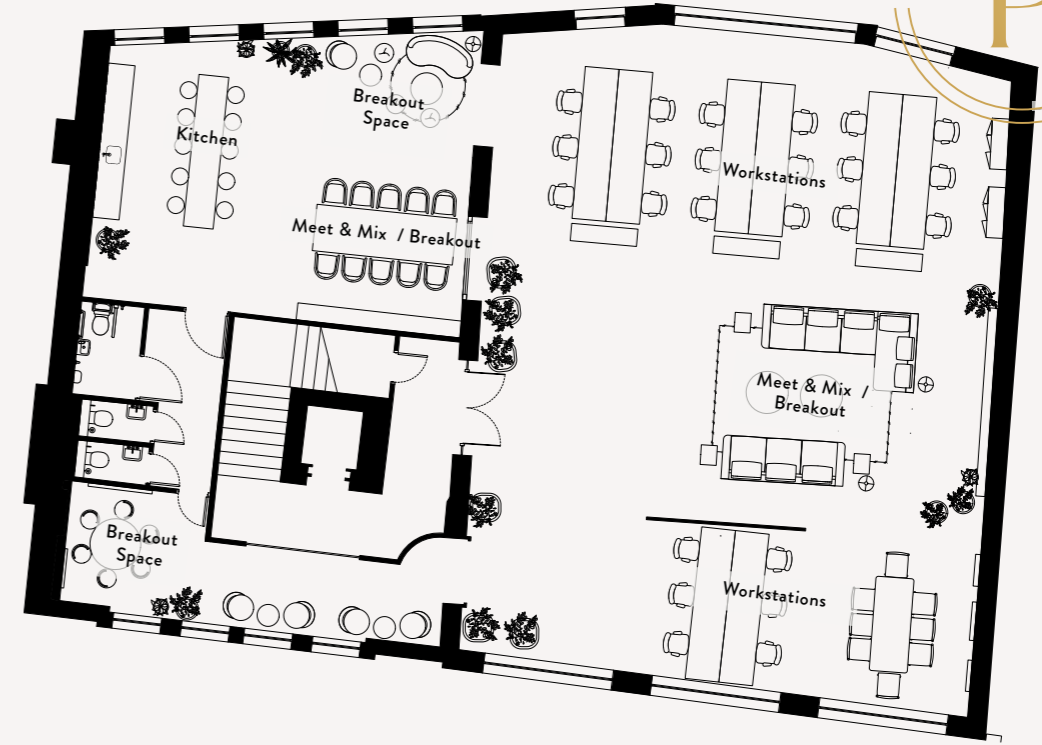


LAYOUT EXAMPLE

Second floor

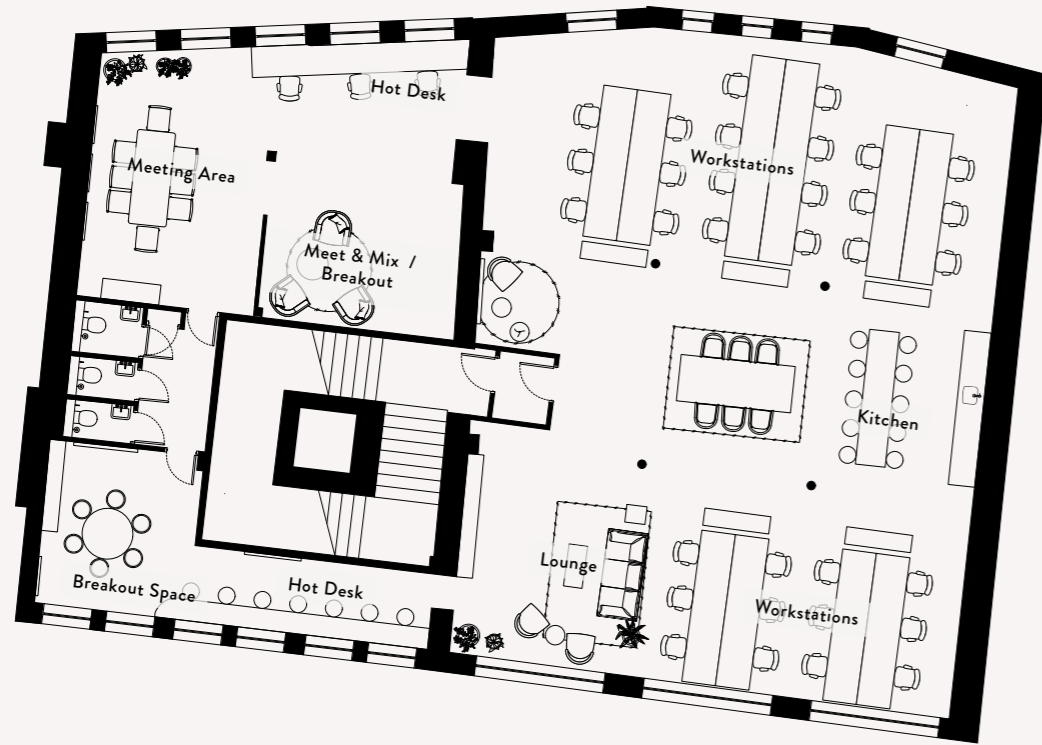


Third floor

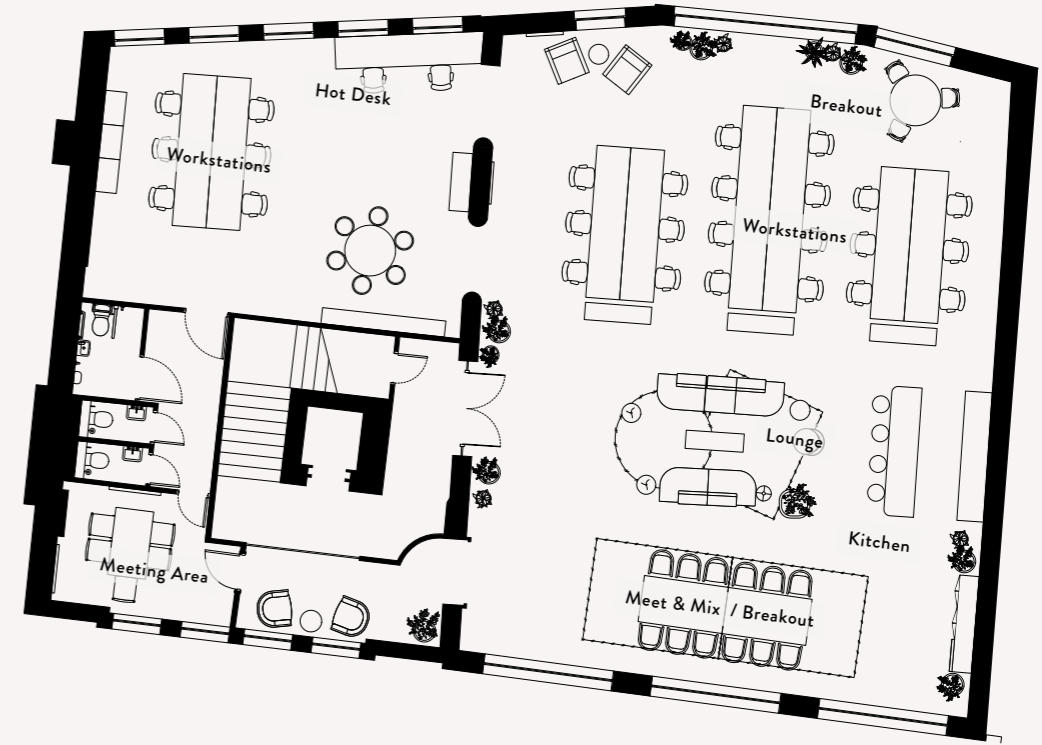


LAYOUT EXAMPLE

Second floor



Third floor



ALL YOURS

Portwall Lofts is available to lease in its entirety, complete with your own front door, your own branded sign above it – and a high-profile entrance off Portwall Lane. All spaces are for your sole use, including, showers, lockers and bike storage. You even get to use the energy generated from the rooftop solar panels.



BOOK A TOUR

See your team settling in here?

Our letting agents would love to show you around:

ROXINE FOSTER

07834 626024
rfoster@lsh.co.uk

**Lambert
Smith
Hampton**

HANNAH WATERHOUSE

07855 414570
hannah.waterhouse@jll.com



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**ONE PORTWALL LANE
REDCLIFFE BRISTOL BS1 6NB**
www.portwalllofts.co.uk