

70% LET
FINAL FLOOR REMAINING

OFFICES TO INSPIRE

CARGO Work

WAPPING WHARF | BRISTOL BS1 6ZU

2,164 SQ FT - 5,845 SQ FT





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.



THIS CONTEMPORARY OFFICE BUILDING REFLECTS ITS INDUSTRIAL DOCKSIDE SETTING. WITH A GLAZED COURTYARD CANOPY AND BALCONIES TO ALL FLOORS, IT PROVIDES A HIGHLY DESIRABLE, MODERN WORKSPACE IN BRISTOL'S MOST VIBRANT COMMUNITY.

BRIGHT INSPIRATION ↘



FIRST FLOOR

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.



FIRST FLOOR



FIRST FLOOR

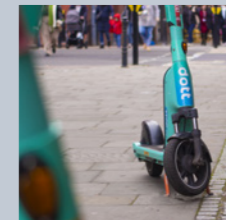


CARGO WORK IS EASY TO ACCESS FROM ALL PARTS OF BRISTOL, WHETHER ON FOOT, SCOOTER, CYCLE, BUS OR EVEN FERRY.

THE WAY 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.

17 MINUTES ON FOOT
 WAPPING WHARF IS WITHIN AN EASY WALK FROM ALL PARTS OF THE CITY CENTRE.



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.



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



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.

6 MINUTES BY BIKE



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.



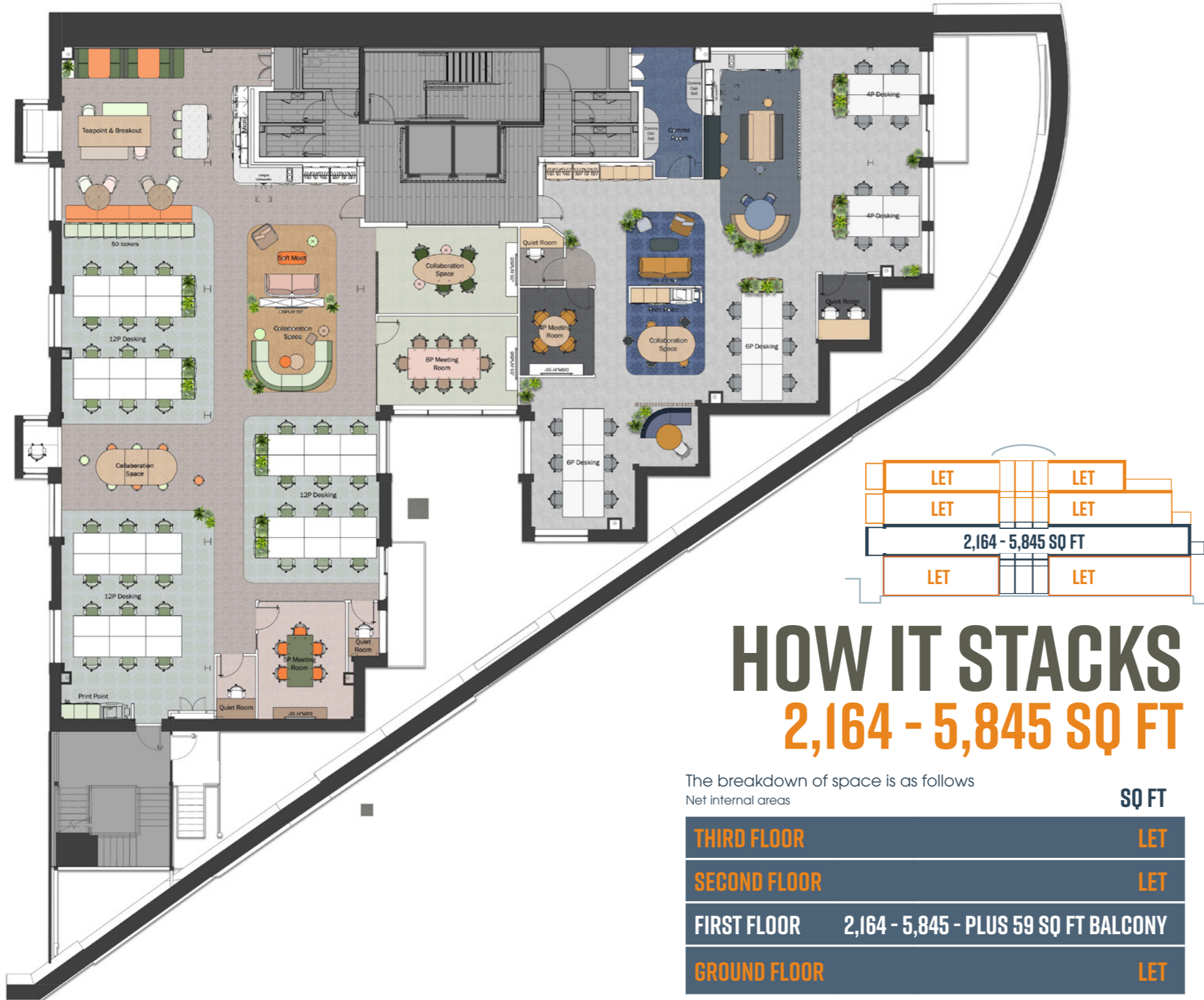
A two minute walk away, Gaol Ferry Steps, the picturesque tree-lined pedestrian route, connects vibrant South Bristol with Wapping Wharf and the city centre. Retailers, bars and restaurants run along either side, leading to CARGO1 and CARGO2, which form a lively eating and shopping hub.

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.

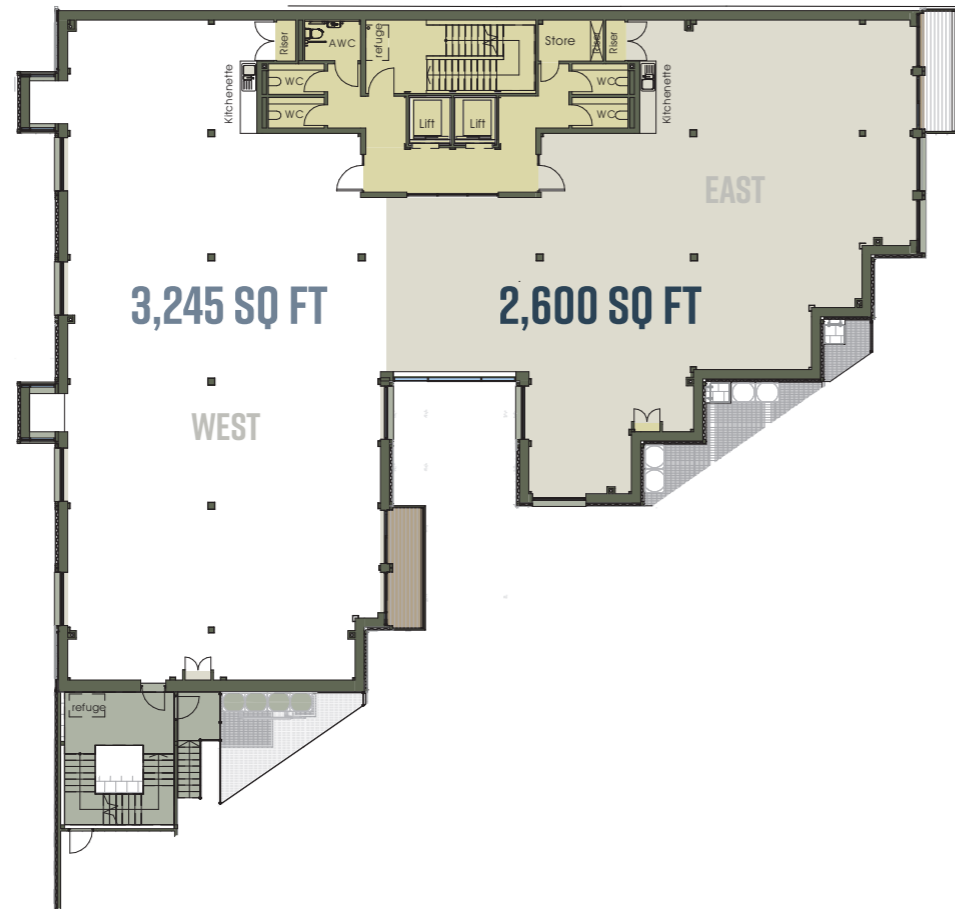
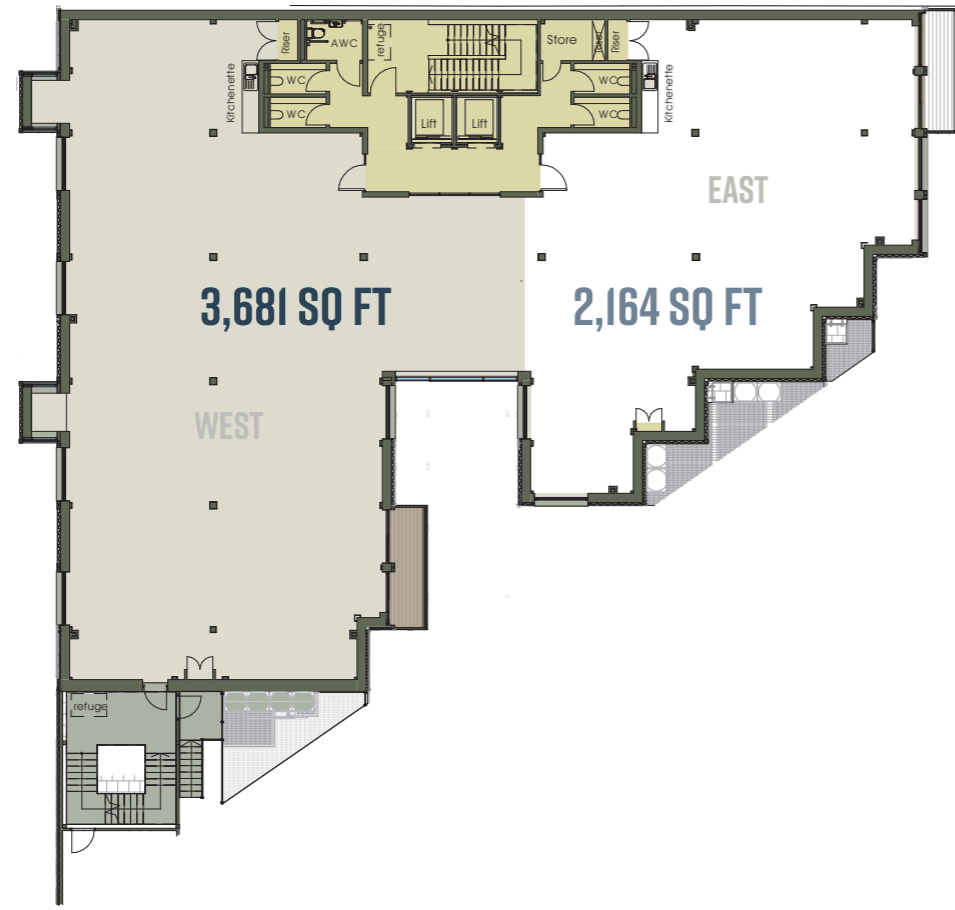


FIRST FLOOR SPACE PLAN



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

<p>EPC RATING A14</p>	<p>PHOTOVOLTAIC ROOF PANELS</p>	<p>VRF AIR CONDITIONING</p>
<p>2 X 8 PERSON PASSENGER LIFTS</p>	<p>LED PIR LIGHTING</p>	<p>RAISED ACCESS FLOORS</p>
<p>SUPER FAST BROADBAND</p>	<p>CAR PARKING</p>	<p>EV CHARGING</p>
<p>SECURE CYCLE RACKS</p>	<p>8 HIGH SPEC SHOWERS</p>	<p>DESIGN AWARD</p>



CARGO WORK HAS BEEN DESIGNED TO OFFER COMPLETE FLEXIBILITY TO ACCOMMODATE SUB-DIVISION BY AN OCCUPIER IN FLOORS OR WINGS IF REQUIRED.





WORK TOGETHER

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

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