

Home

Overview

Location

Travel Times

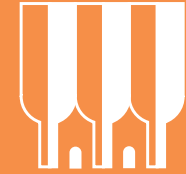
Opportunity

Floor Plans

Further information

Contact us

# Prominent ground floor commercial units *to let*



GLASSHOUSE  
SQUARE

BRISTOL BS1 6WL

Retail, restaurant & leisure opportunities in a new mixed use development in Bristol city centre

Units from 992 – 4,539 sq ft (92.2 – 421.7 sq m) GIA

grainger

# New mixed-use development

714

Residential  
homes

367

Student  
accommodation  
units

10

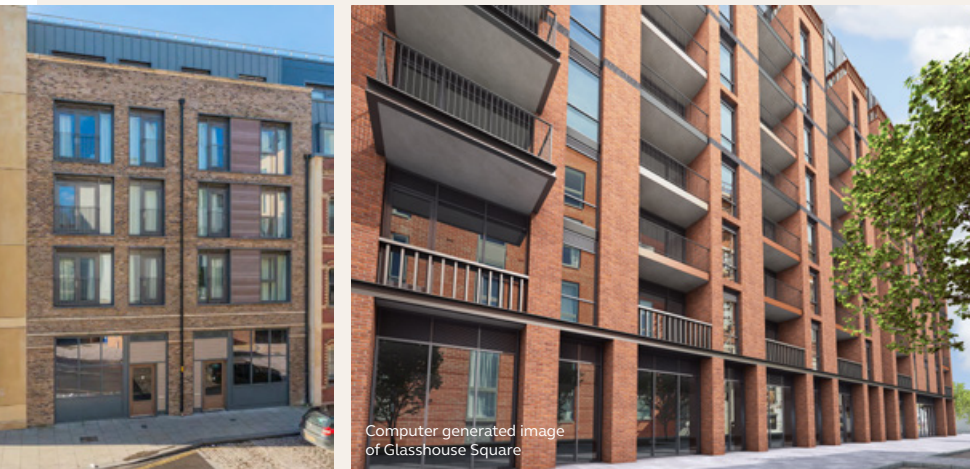
Retail/Restaurant  
units

22,854

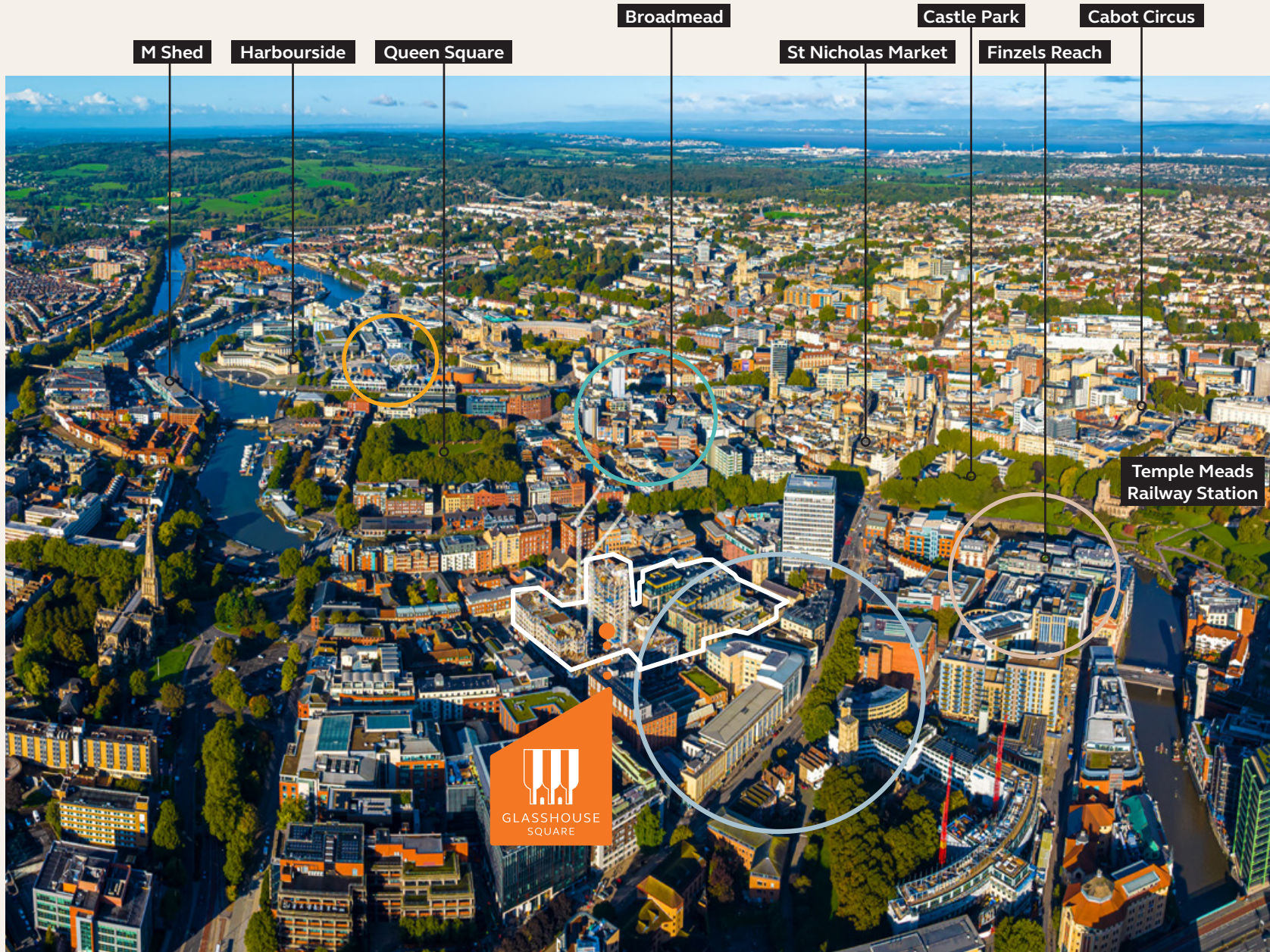
sq ft of commercial  
space

*Glasshouse Square is the latest phase of the Redcliff Quarter development which is situated in Bristol city centre, approximately 0.4 miles from Temple Meads Train Station. The site is bordered by Redcliff Street and St Thomas Street and close to the busy thoroughfare Victoria Street.*

The original Redcliff Quarter development comprises 246 residential apartments and 6 ground floor commercial units over two blocks. Glasshouse Square will deliver a further 468 residential units, 367 student accommodation units and 4 ground floor commercial spaces.



## Bristol BS1 6WL



### Finzels Reach occupiers

Left Handed Giant  
Bocabar  
Spicer + Cole  
Le Vignoble  
Lamaya

### Harbourside occupiers

Loungers  
Las Iguanas  
Prezzo  
Coyote Ugly

### Baldwin Street occupiers

Tonight Josephine  
BrewDog

### Corn Street occupiers

Flight Club  
Cosy Club  
Mowgli  
London Cocktail Club  
Dirty Martini  
Blame Gloria

### Redcliff Quarter occupiers

Prime by Pasture  
Doubleshot Barbers

### Victoria Street occupiers

Pret a Manger  
Tesco Express  
Greggs  
Philpott  
Subway  
Unite  
Novotel

# The heart of Bristol city centre

*Glasshouse Square is located in a central position, adjacent to Victoria Street; an established route between Temple Meads and the Centre, with a good density of offices, hotels and residential accommodation. Nearby occupiers include Tesco Express, Pret a Manger, Origin Coffee & Prime by Pasture – the first restaurant operator to the scheme.*

The newly established Finzels Reach is a short walk away which is now a vibrant and bustling neighbourhood with a mix of independent cafes and restaurants together with a Premier Inn hotel and a number of landmark office buildings.

Central Bristol currently has an estimated population of 22,000 with almost 80% being aged 16-39. Redcliff Quarter & Glasshouse Square provide over 700 rental only homes and we anticipate there to be over 30,000 people working in the vicinity.

#### Travel by car:

M32 Junction 3	7 mins
M4/M5 Interchange	16 mins
Bath	40 mins
Cardiff	1hr 15 mins
London	2hrs 25 mins

#### Travel by rail:

Bristol Parkway	20 mins
Bath Spa	35 mins
Cardiff Central	1hr 15 mins
Exeter St Davids	1h 10 mins
London Paddington	1hr 45 mins

#### Within walking distance:

2 mins

Finzel Reach

9 mins

Temple Meads  
Railway Station

10 mins

Cabot Circus

10 mins

Queen Square

15 mins

Habourside

16 mins

Park Street

#### Key office employers nearby include:

Channel 4

EY

TLT

Netflix

BBC

# Ten commercial units

*A unique opportunity to occupy brand new retail/restaurant space with units of varying sizes available. The units are double height to approx. 6m and are finished to shell and core with fully glazed shop fronts.*

The units offer frontage across either Cross Street, St Thomas Street, Redcliff Street and Three Queens' Lane so can suit a variety of uses. Outside seating options can be provided by separate negotiation.

Units from

**992 – 4,539 sq ft**  
**(92.2 – 421.7 sq m)**

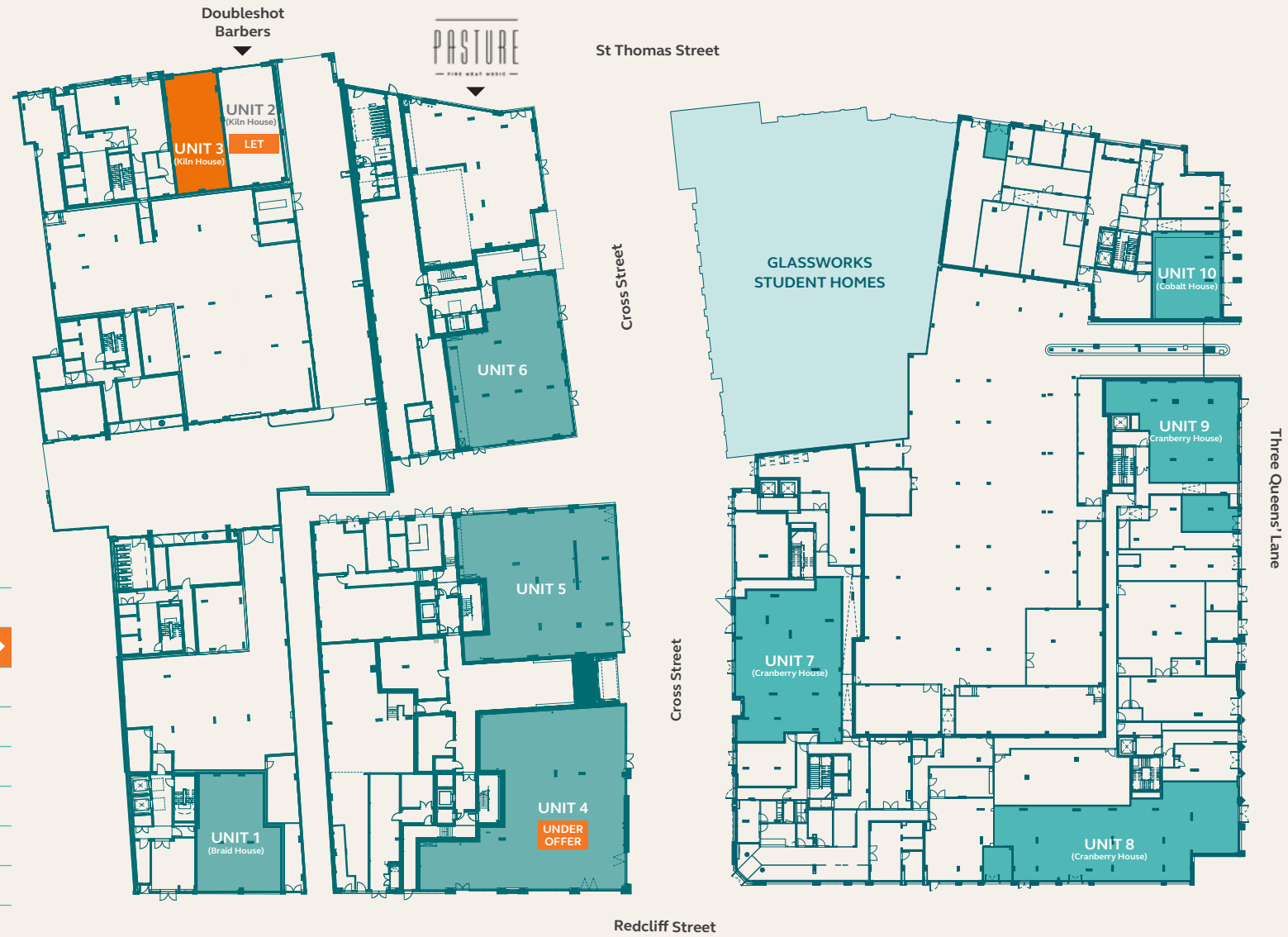


# Floorplans



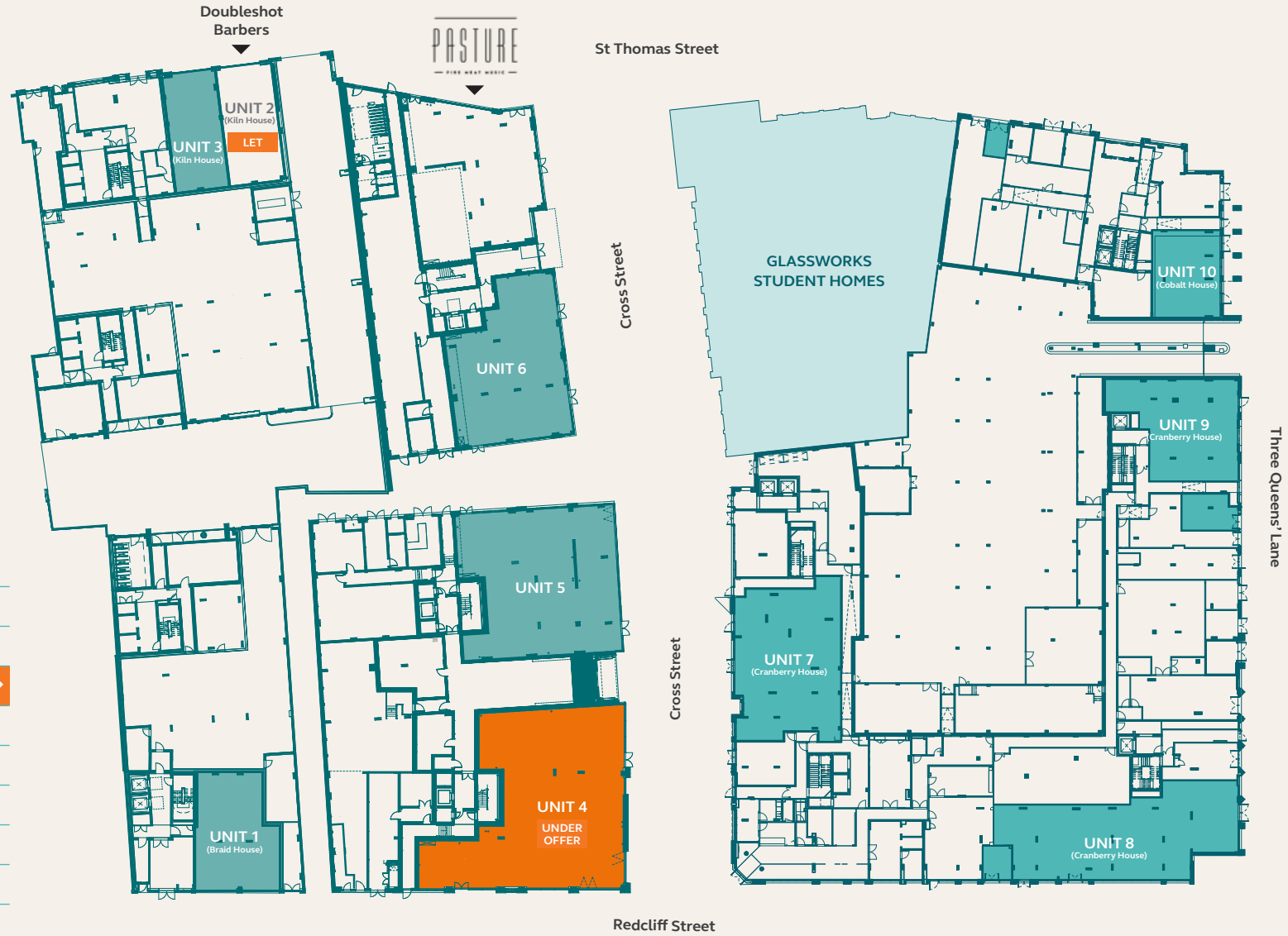
	SQ FT	SQ M
<b>Unit 1 (Braid House)</b>	<b>1,452</b>	<b>134.9</b>
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

# Floorplans



	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

# Floorplans



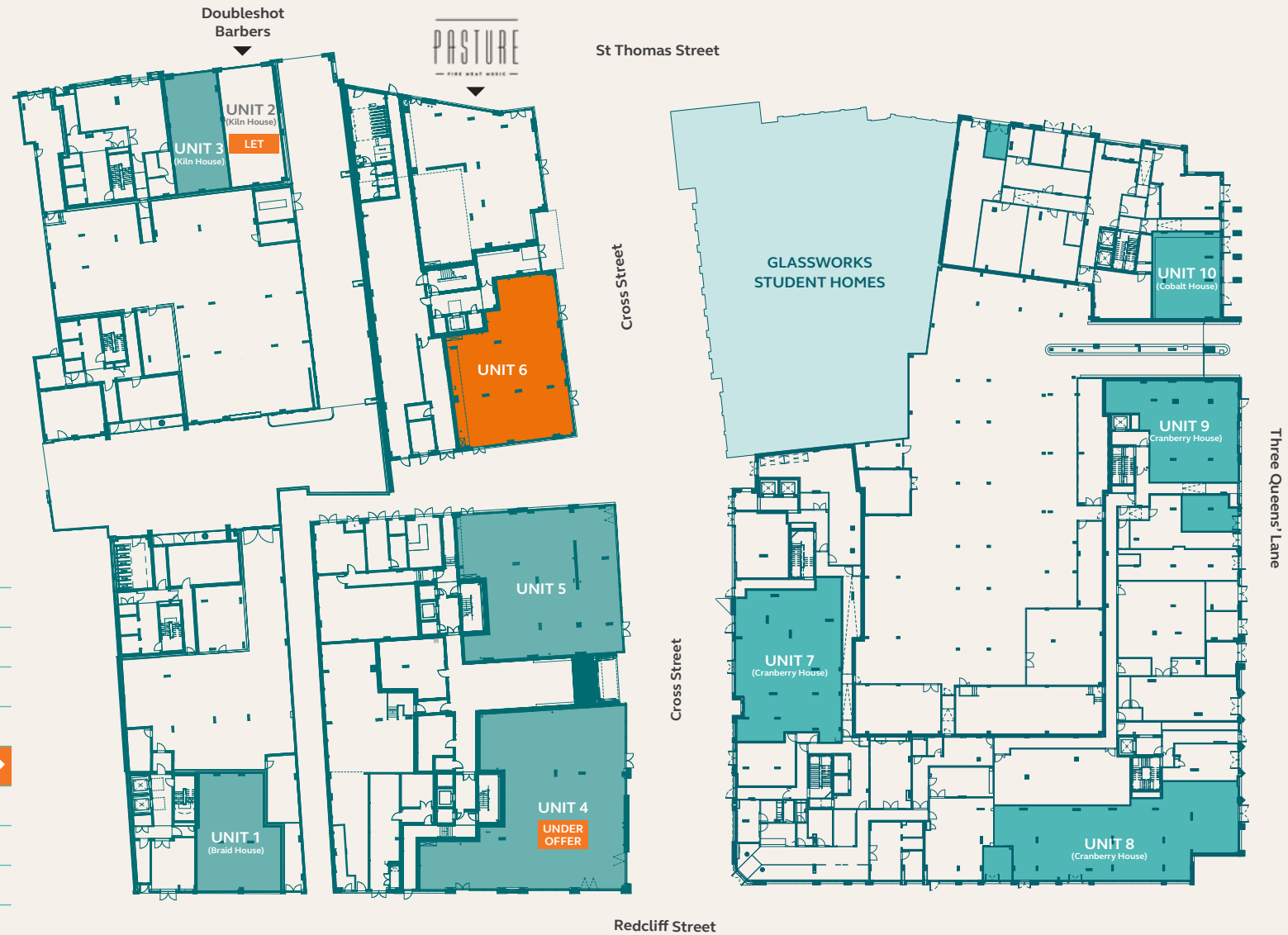
	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
<b>Unit 4</b>	<b>4,539</b>	<b>421.7</b>
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

# Floorplans



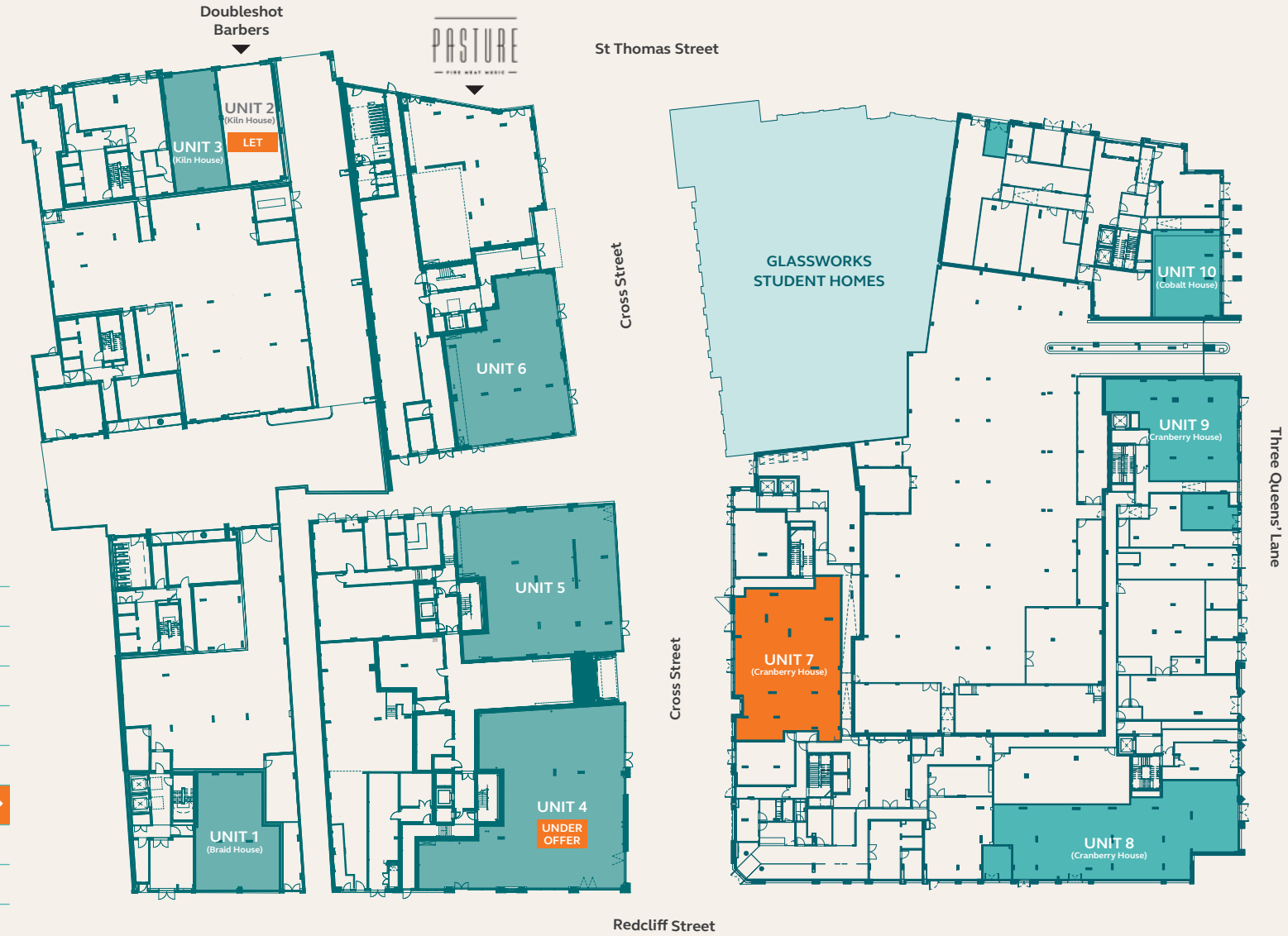
	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

# Floorplans



	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

# Floorplans



	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
<b>Unit 7 (Cranberry House)</b>	<b>2,667</b>	<b>247.8</b>
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

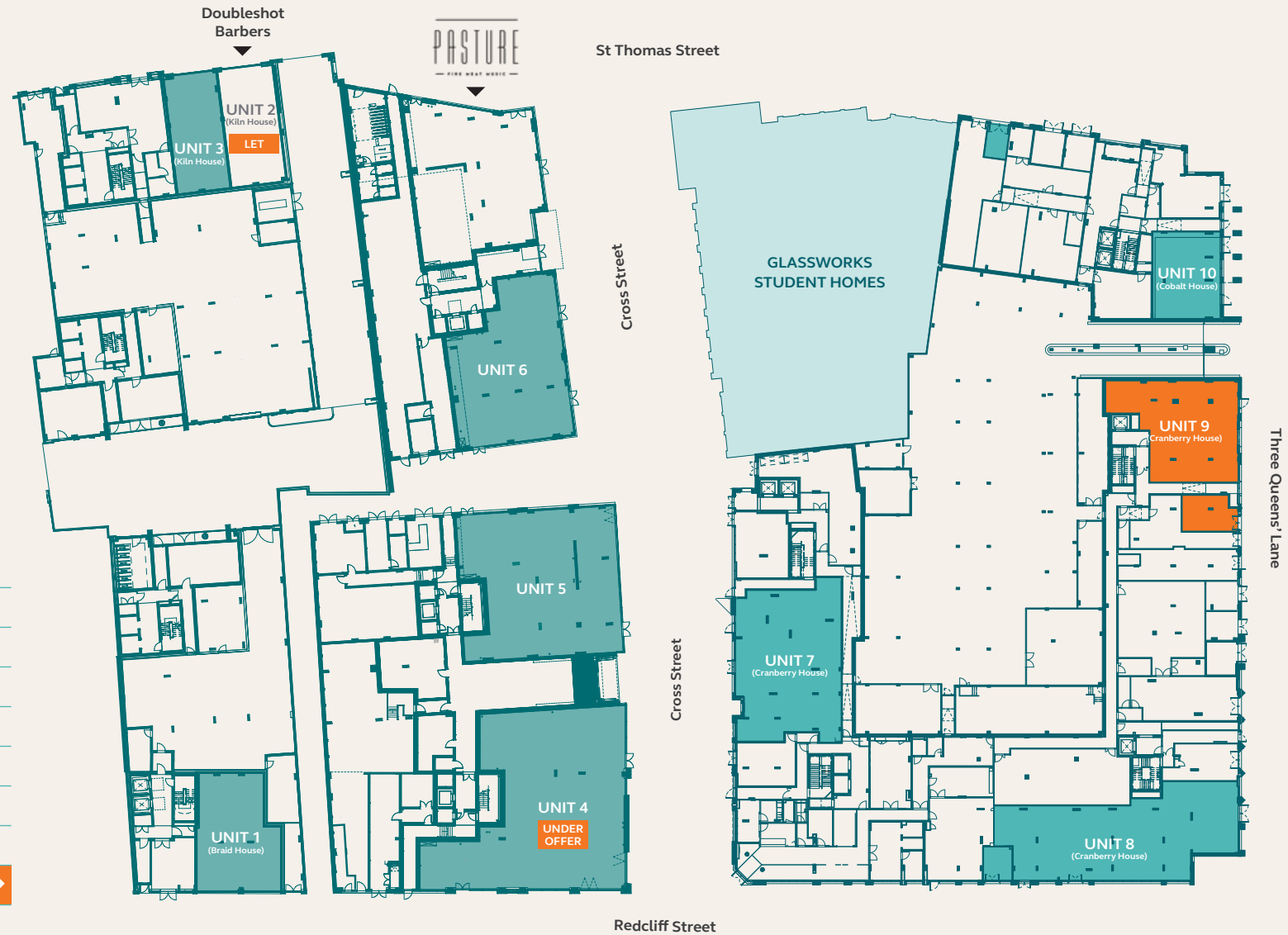
# Floorplans

	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
<b>Unit 8 (Cranberry House)</b>	<b>3,119</b>	<b>289.8</b>
Unit 9 (Cranberry House)	1,791	166.4
Unit 10 (Cobalt House)	992	92.2

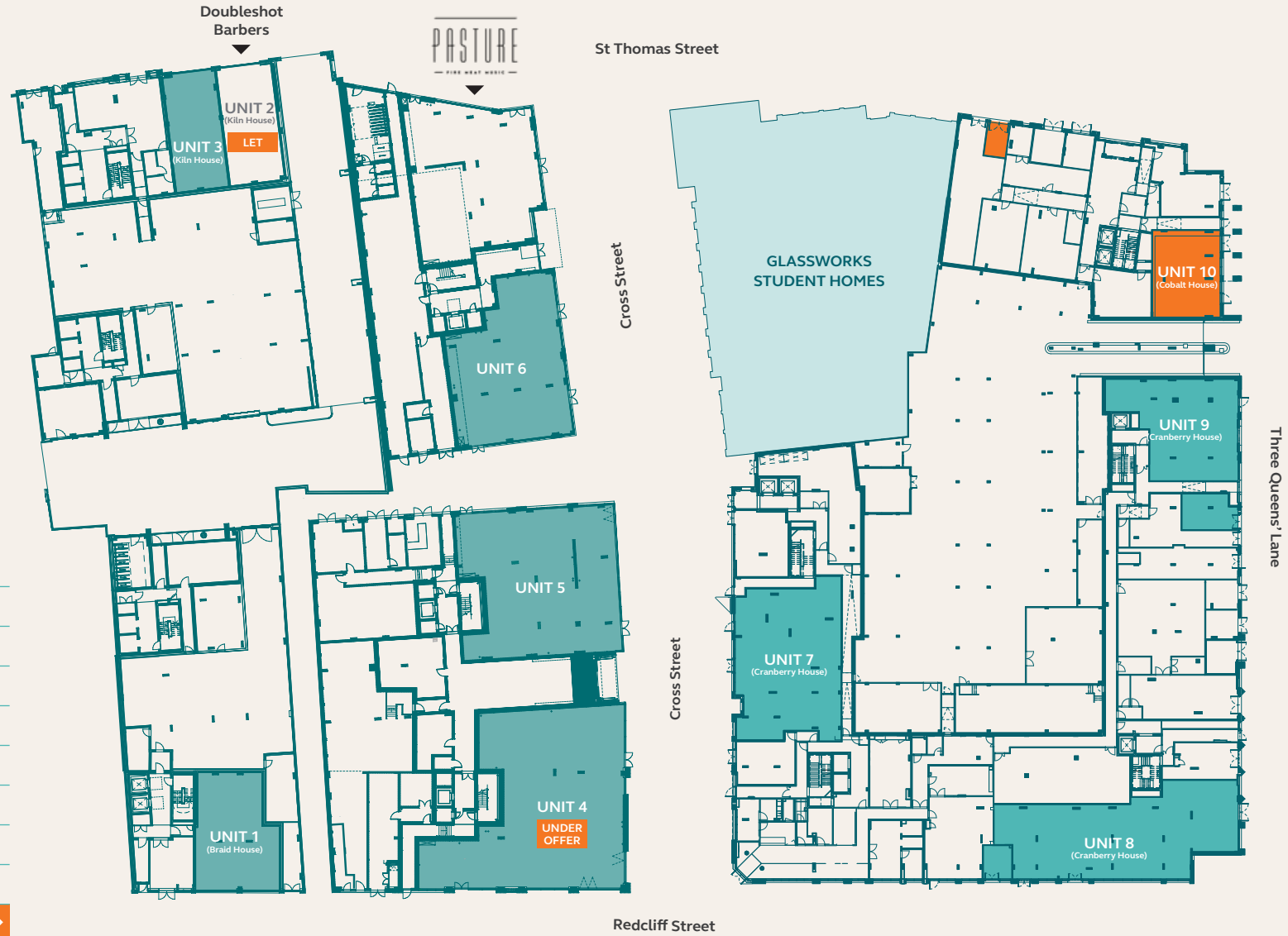


# Floorplans

	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
<b>Unit 9 (Cranberry House)</b>	<b>1,791</b>	<b>166.4</b>
Unit 10 (Cobalt House)	992	92.2



# Floorplans



	SQ FT	SQ M
Unit 1 (Braid House)	1,452	134.9
Unit 3 (Kiln House)	1,024	95.1
Unit 4	4,539	421.7
Unit 5	2,393	222.3
Unit 6	2,754	259.6
Unit 7 (Cranberry House)	2,667	247.8
Unit 8 (Cranberry House)	3,119	289.8
Unit 9 (Cranberry House)	1,791	166.4
<b>Unit 10 (Cobalt House)</b>	<b>992</b>	<b>92.2</b>

# Further information

## Planning

The units benefit from Class E planning consent.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council, T: 0117 922 3000.

## Lease

The units are available on new effective full repairing and insuring leases for a term to be agreed.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

## Business Rates

The units have not yet been assessed for business rates.

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

## Quoting Rent

From £25.00 per sq ft per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate (EPC)

The EPC has been commissioned and can be provided upon request.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant prior to instructing solicitors.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent.

We recommend that the prospective tenants establish the implications before entering in to any agreement.

# Viewing arrangements



For further information or to arrange an inspection, please contact the agents:

**alder king**

PROPERTY CONSULTANTS

**Sadie Cole**

M 07867 847 586

E [scole@alderking.com](mailto:scole@alderking.com)

**Tom Dugay**

M 07974 186 462

E [tdugay@alderking.com](mailto:tdugay@alderking.com)

W [alderking.com](http://alderking.com)

**Hartnell  
TaylorCook**

**Rebecca Harries**

M 07549 120 664

E [rebecca.harries@htc.uk.com](mailto:rebecca.harries@htc.uk.com)

**James Woodard**

M 07753302 236

E [james.woodard@htc.uk.com](mailto:james.woodard@htc.uk.com)

W [htc.uk.com](http://htc.uk.com)

**Hartnell Taylor Cook LLP** is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. **Alder King LLP** is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Hartnell Taylor Cook LLP and Alder King LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract; All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; No person in the employment of Hartnell Taylor Cook LLP or Alder King LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation; No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn; Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance.