



Managed Offices To Let

Create Centre, B-Bond, City Docks, Bristol

Managed all inclusive workspaces— available now

**AVISON
YOUNG**



Location

The Create Centre sits within the historic B Bond Warehouse on Smeaton Road, right on Bristol's City Docks by the Cumberland Basin. Set between the Clifton Suspension Bridge and the SS Great Britain, it's an easy walk along the harbour from the city centre and well connected by bike, bus, ferry or on foot. Located in the lively Spike Island area, it offers a distinctive and accessible waterfront setting in the heart of Bristol's docklands.



Description

Create Centre offers all inclusive managed private offices and flexible coworking spaces. The site includes meeting rooms, private office space, single desk booking and an events space in the galleries.

The building benefits from car parking, accessible lifts, and LED lighting throughout. All meeting rooms are fully equipped with screens and ready for immediate use.

Features

- Wi-Fi connectivity
- Female and male WC facilities
- On-site café
- Collaborative seating areas
- On-site team
- Manned reception

Furniture is included in:

- All private office spaces
- Meeting rooms
- Flexible coworking spaces



Terms

The workspaces are available immediately on simple inclusive and flexible contracts, further details available on request.

Business Rates

Details Available on request.

EPC

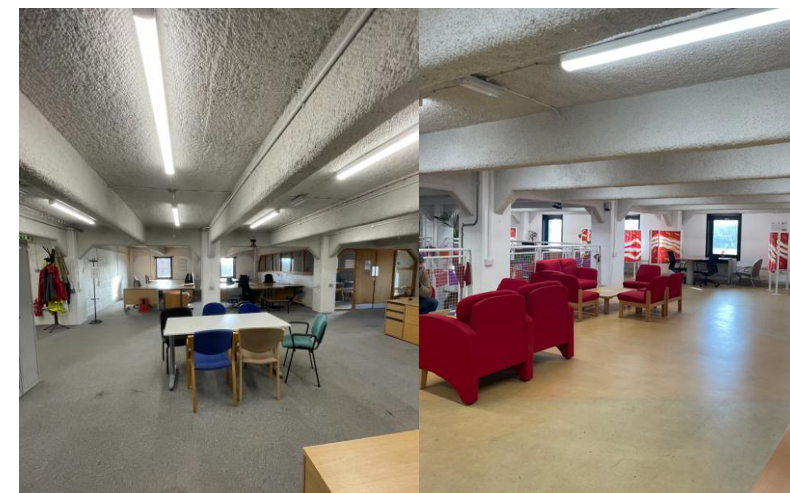
An EPC certificate is available on request.

VAT

VAT is payable on the rent and service charge.

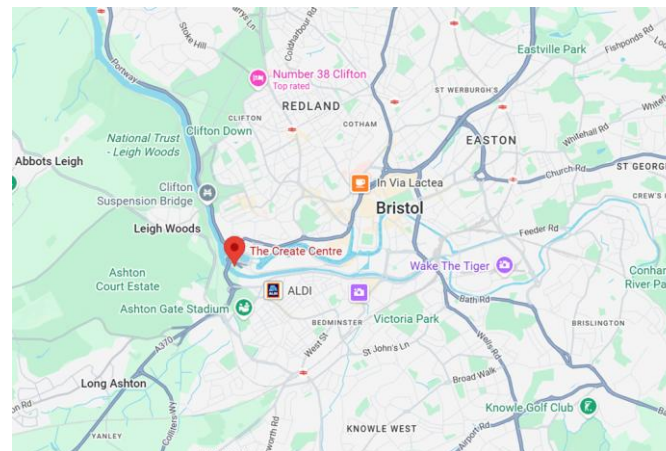
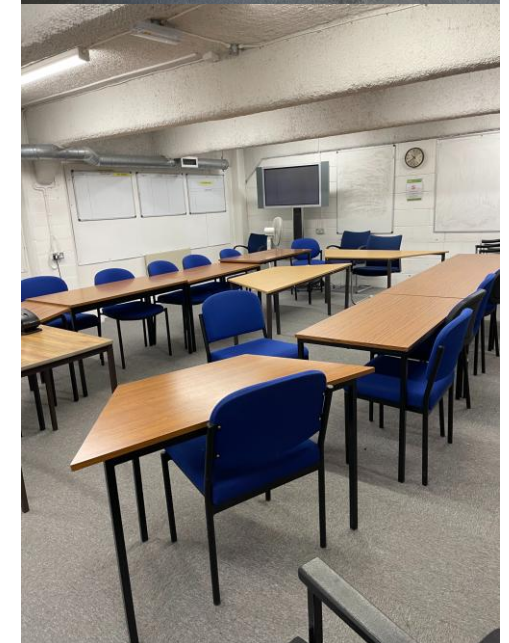
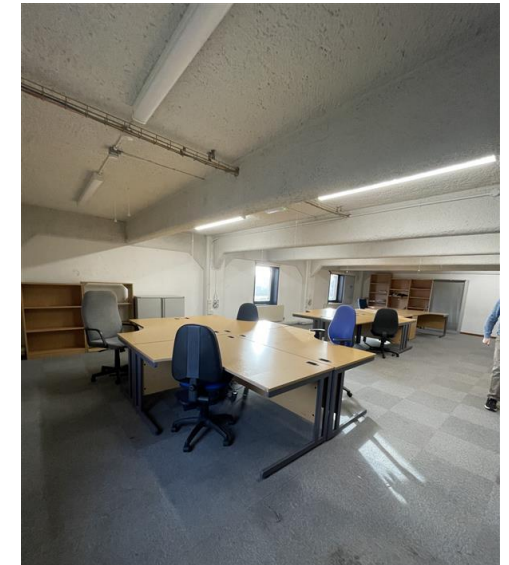
Legal costs

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



Availability

Floor	Number of Desks	Sq Ft (sq m)	Rate	Availability
2 nd Floor	Single desks to hire	-	£129 per desk	Available now
3 rd Floor North	Private Suite (8 desks)	500 sq ft (46.45 sq m)	All inclusive rate of £22.27 psf	Available now
3 rd Floor East	Open Plan (12 desks)	750 sq ft (69.68 sq m)	All inclusive rate of £19.85 psf	Available now
3 rd Floor South East	Open Plan (8 desks)	500 sq ft (46.45 sq m)		Available now
3 rd Floor South East	Private office (4 desks)	250 sq ft (23.23 sq m)	Available now	Available now (would need to be let with the 8 desk open plan space)



Subject To Contract
January 2026

**If you would like to know
more please get in touch.**

Paul Williams

Director

+44 (0)117 988 5301

+44 (0)7775 805 164

paul.williams@avisonyoung.com

Erin Davies

Graduate

+44 (0)117 988 5232

+44 (0)7818 017 075

erin.davies@avisonyoung.com

08449 02 03 04

avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

7th January 2026

Visit us online
avisonyoung.com

All rights reserved.

**AVISON
YOUNG**