

# TO LET

CARGOWORK,  
WAPPING  
WHARF, BRISTOL  
BS1 6UZ

**2,164 - 8,579 sq ft**  
**201.04 - 796.99 sq m**

- Bristol's most sought-after location
- Easy walk to all points in the city cent
- Flexible space completed to shell order
- Parking spaces and EV charging

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**Carter Jonas**

## LOCATION

CargoWork is set within the historic walls of the J S Fry warehouse built in 1890, prominently located on the corner of Cumberland Road and Wapping Road a major route from the south into Bristol City centre and it's CBD.

Temple Meads: 1 mile  
7 minute bike ride  
M4/M32 Intersection: 6 miles  
M5 Junction: 7.7 miles  
Bristol City Airport: 7.5 miles

## DESCRIPTION

Umberslade have created Wapping Wharf. A Community. Not just a development.

CargoWork is the next step, introducing business space into Wapping Wharf so people can live, work and relax.

The contemporary building reflects its industrial dockside setting and offers a glazed courtyard canopy, balconies/terraces to all floors with views across South Bristol. It provides a highly desirable, modern workspace in Bristol's most vibrant and buzzing location.

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.

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.

Sustainability, well-being and flexibility

are key themes in the design of CARGO Work. The building provides a versatile working environment, which includes balconies on the 1st and 2nd floors and terraces on 2nd and 3rd floor with impressive views - great for taking a break and some fresh air during a busy working day, and for hosting more informal meetings or social gatherings.

## ACCOMMODATION

Occupiers have the opportunity to select their own interior finishes and fit out options. This can be delivered as a service creating a unique opportunity to design a tailored bespoke working environment.

Name	Size
Ground Floor	2,734 sq ft (253.99 sq m)
Floor 1	5,845 sq ft (543 sq m)
Floor 2	5,479 sq ft (509 sq m)
<b>Total</b>	<b>2,164 - 8,579 sq ft (201.04 - 796.99 sq m)</b>

## TERMS

The premises are available on new leases.

## RENT

Upon application.

## SERVICES/SERVICE CHARGE

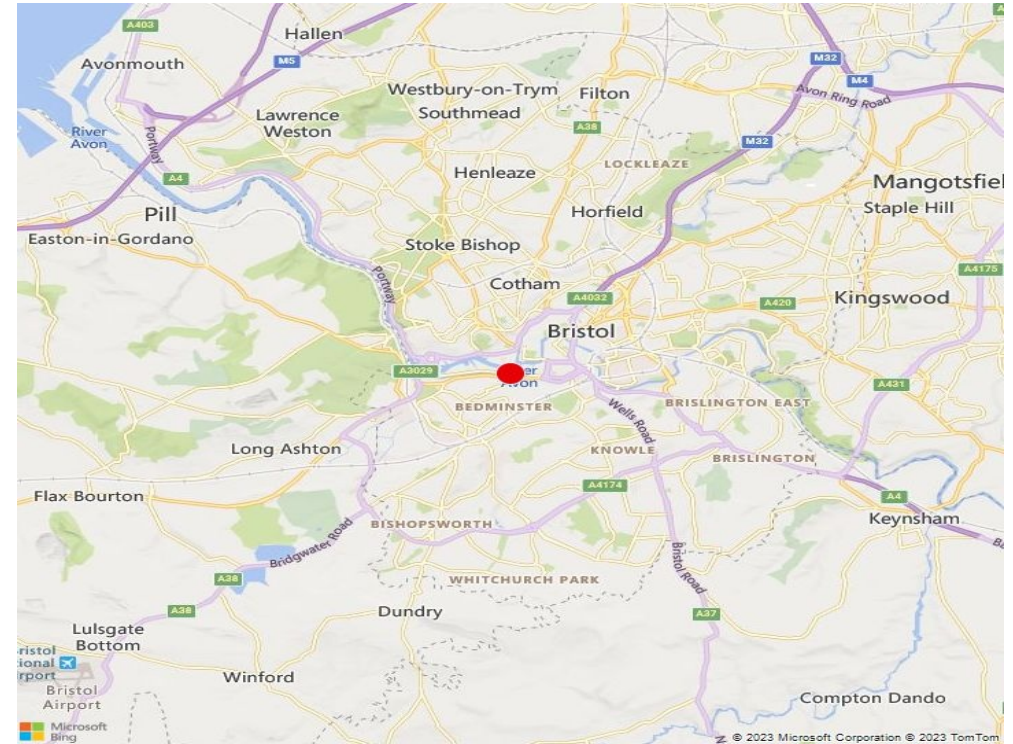
Service Charges will depend upon the services the occupiers require but we would guide around £6.50 psf.

## VAT

VAT will be payable on the rent and service charge.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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