

The Distillery, Glassfields, 1 + 2 Avon Street, Bristol

LOCATION

Bristol is the style, cultural and economic capital of the Southwest with a catchment population of 2 million. The 8th largest city in England, it is one of the most visited cities in the UK with an additional 12.6m tourists annually. Add to this a vibrant student population of 47,000.

With a new 200 bed Leonardo Hotel, onsite café and studio-style workspaces in the period buildings of Goldsmiths and Silversmiths – Glassfields is an outstanding mixed-use development leading the areas regeneration.

The Distillery is situated in a central location, with access to a vibrant and diverse amenity offering and impressive transport connections. The development's position means it is within a 5-minute walk from Temple Meads station and an equal distance to the prime retail and leisure facilities of Cabot Circus.



PROPERTY

A striking new 93,000 sq. ft office development comprising of two buildings on the heart of Glassfields, Bristol.

No.1 The distillery offers 38,683 sq. ft of workspace in a nine storey tower offering impressive views of the city.

We have a 1,700 sq. ft unit available located in No.1. The unit is in shell condition.

No.2 The Distillery offers 54,839 sq. ft of office space and has a unique covered street, a lawn breakout area and stunning link bridges above.

The office workers are young and trendy, therefore we are seeking more food choice at the Distillery. Further, we are looking for an operator that will complement the surrounding office tenants to occupy the space.

SIZE

1,700 sq. ft

RENT

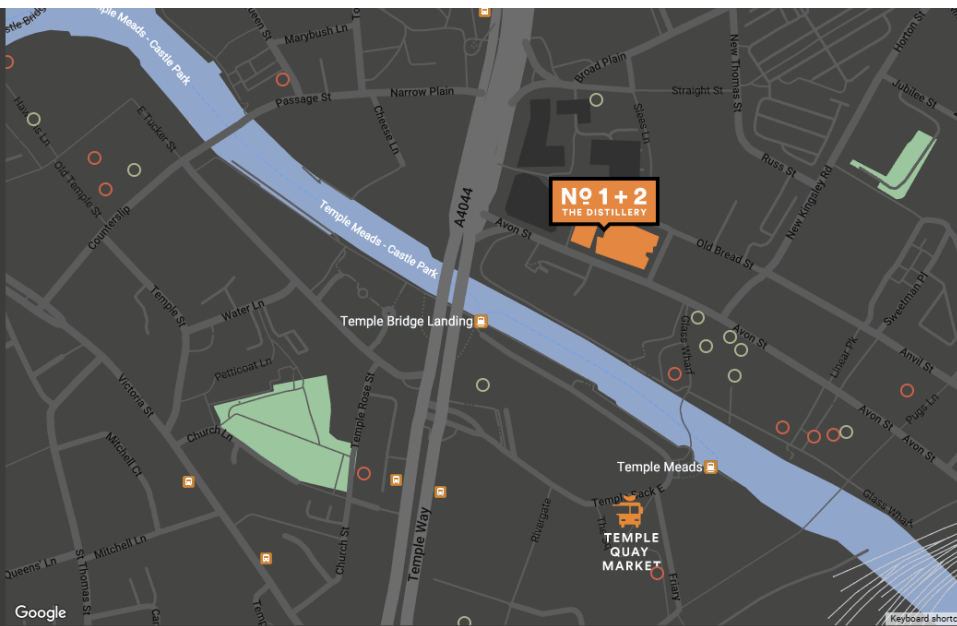
Upon Application

SERVICE CHARGE

£12,648

RATES PAYABLE

TBC



The Distillery, Glassfields, 1 + 2 Avon Street, Bristol

VIEWINGS

All appointments to view must be arranged via sole agents
Bruce Gillingham Pollard. Please contact:

Victoria Broadhead
07793 158 133
Victoria@brucegillinghampollard.com

Rob Barnes
07494 751 653
Rob@brucegillinghampollard.com

1. No description or information given by Bruce Gillingham Pollard whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation of fact. Neither Bruce Gillingham Pollard (nor any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller (s) or lessor (s).
2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to, or use any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee.
5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness.

Bruce Gillingham Pollard is registered in England with registered number 760004

