



A PLACE FOR WORK

A SPACE FOR PEOPLE



FLEXIBLE FLOORS
970-4,000 SQ FT

PARKING FOR
70 CYCLES

CONCRETE
AND CURBING

TERRAZZO
COFFEE STAINS

OUTDOOR SOUP
TERRACE

CHICKEN
SMOKER

WILD FISH
STEAK CHAIRS

THE
FAIRFAX
BRISTOL

THE FAIRFAX IS HERE

REPURPOSED – REPOSITIONED – REIMAGINED

THE FAIRFAX IS A NEW OFFICE DEVELOPMENT IN THE HEART OF BRISTOL NESTLED BETWEEN CASTLE PARK AND THE OLD CITY. ARRANGED OVER 15 LEVELS, THIS THOUGHTFULLY REFURBISHED BUILDING OFFERS 66,667 SQ FT OF GRADE A SPACE AND HAS BEEN DESIGNED TO HOUSE AMBITIOUS AND GROWING BUSINESSES.

REGENERATION SPECIALIST OVAL REAL ESTATE WORKING WITH ARCHITECTS, DARLING ASSOCIATES, HAVE CAREFULLY REBUILT THE FAIRFAX TO PROVIDE ESSENTIAL, INNOVATIVE AND FLEXIBLE WORKSPACE ALONGSIDE THE BEST DESIGN, AMENITIES AND FACILITIES IN BRISTOL.

**FLOORSPACE AVAILABLE FROM 915 SQ FT IN PART FLOORS AND
WHOLE FLOOR OPTIONS FROM 4,026 SQ FT**

CHANGING AREAS

SECURE CYCLE STORE

ROOF TERRACES

**AMENITY SPACE INCLUDING CLUBROOM, EXERCISE STUDIO,
MEETING SPACE AND RECEPTION LOUNGE**



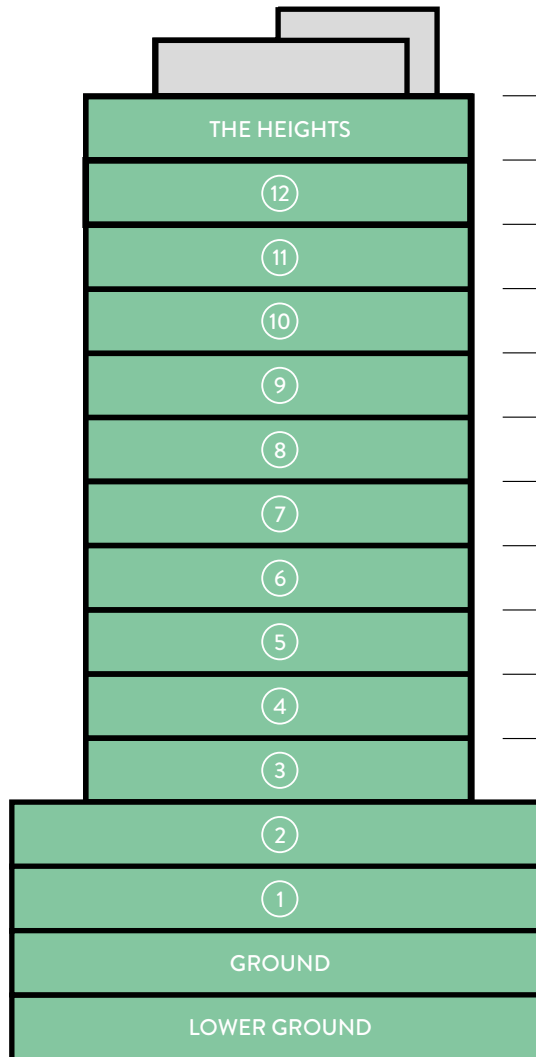








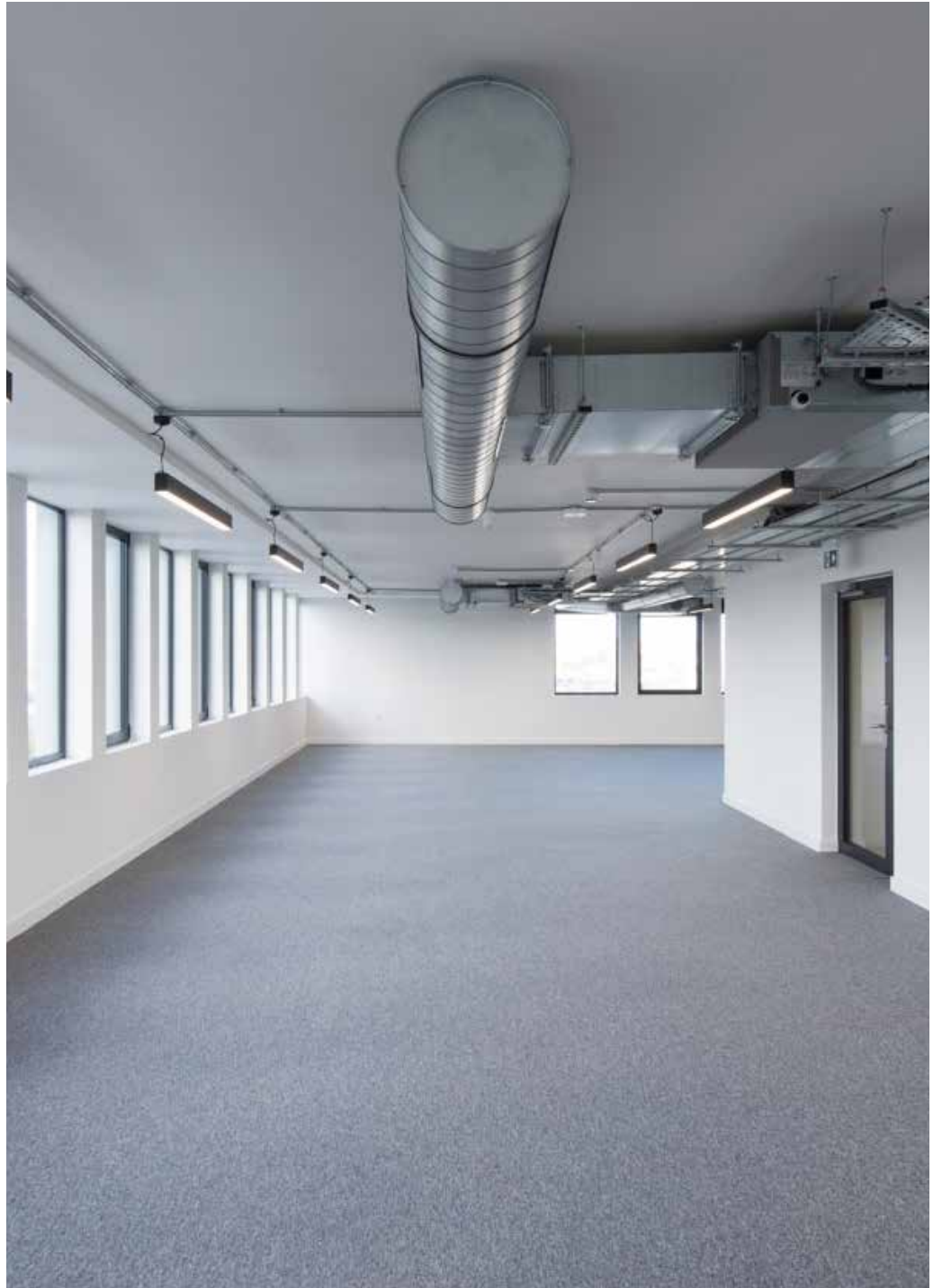
THE SPACE



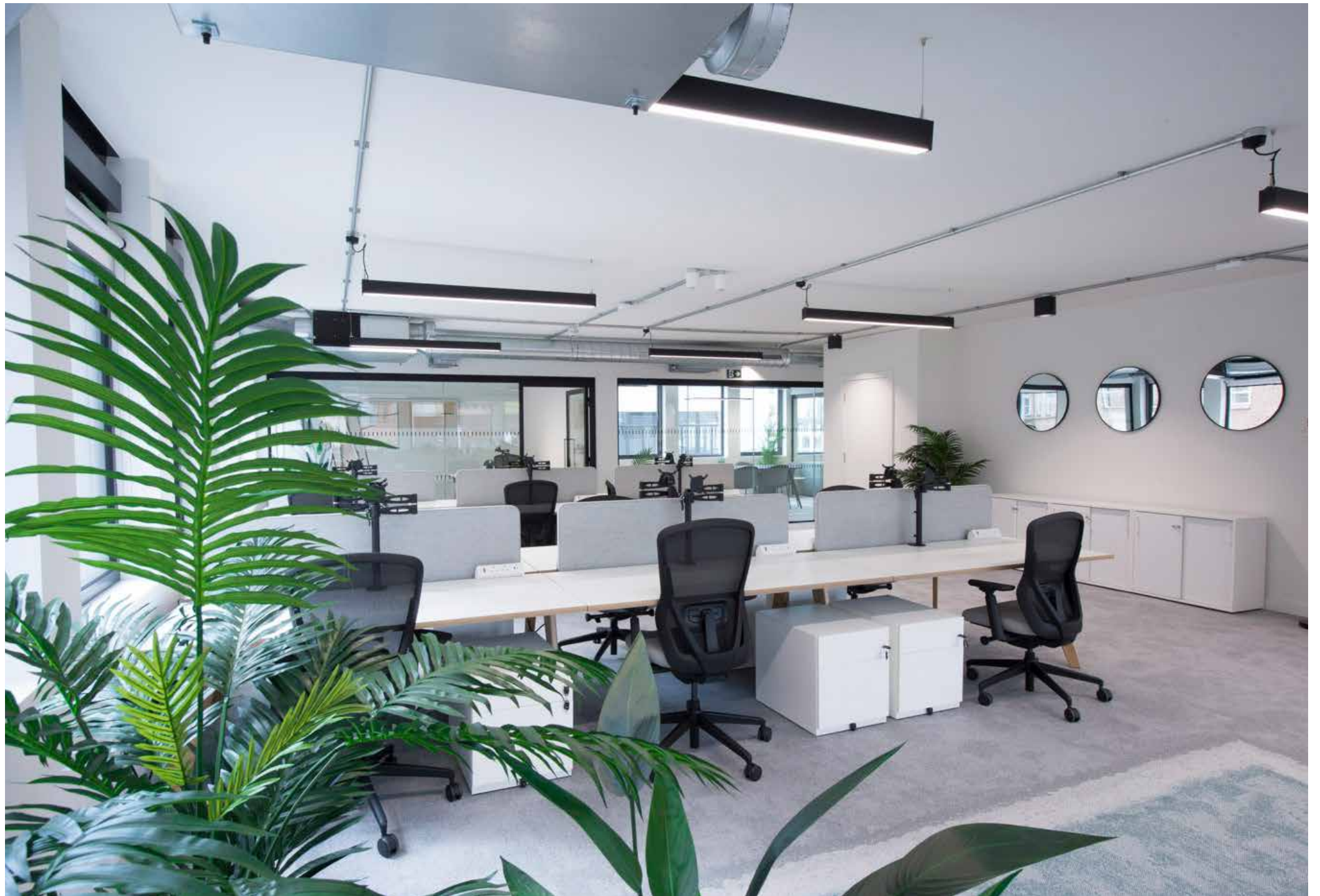
FULLY FLEXIBLE FLOOR PLATES

THE HEIGHTS	4,026 SQ FT / 374 SQ M		
12TH FLOOR	UNDER OFFER		
11TH FLOOR	4,041 SQ FT / 375 SQ M		
10TH FLOOR	4,046 SQ FT / 376 SQ M		
9TH FLOOR	4,059 SQ FT / 377 SQ M		
8TH FLOOR	4,059 SQ FT / 377 SQ M		
7TH FLOOR	OFFICE 7.1	2,025 SQ FT / 188 SQ M 'CAT B FULLY FITTED'	OFFICE 7.2 LET TO DAS LIMITED
6TH FLOOR	OFFICE 6.1	3,097 SQ FT / 288 SQ M	OFFICE 6.2 915 SQ FT / 85 SQ M
5TH FLOOR	UNDER OFFER		
4TH FLOOR	4,060 SQ FT / 377 SQ M 'CAT B FULLY FITTED'		
3RD FLOOR	UNDER OFFER		
2ND FLOOR	UNDER OFFER		
1ST FLOOR *	957-2,161 SQ FT / 89- 201 SQ M		PART FITTED SPACE
GROUND FLOOR	OFFICE G.1	1,475 SQ FT / 137 SQ M 'CAT B FULLY FITTED'	OFFICE G.2 2,418 SQ FT / 225 SQ M
LOWER GROUND	CYCLE STORE / CHANGING / SHOWERS		
* 1ST FLOOR SPLITS	OFFICE 1.6	957 SQ FT / 89 SQ M	
	OFFICE 1.5	1,251 SQ FT / 116 SQ M	
	OFFICE 1.4	2,161 SQ FT / 201 SQ M	
	OFFICE 1.3	1,364 SQ FT / 127 SQ M	
	OFFICE 1.2	1,364 SQ FT / 127 SQ M	
	OFFICE 1.1	2,011 SQ FT / 187 SQ M	









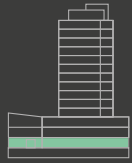




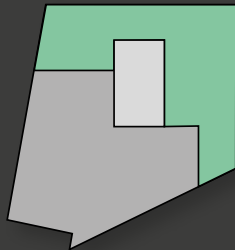
ESG AT THE
FAIRFAX CORE

 70 BIKE RACKS		70+ LOCKERS & CHANGING 		 WiredScore PLATINUM
COLLECTIVE SUPPORT PORTAL VIA LOCALE ^o			 OUTDOOR ROOF TERRACES	
 COMMUNAL COFFEE LOUNGE	FLEXIBLE AMENITY YOGA / FUNCTIONS / MEETINGS			 ACTIVE SCORE PLATINUM
CARBON SAVING CONSTRUCTION (SCORS A++ RATING)	 ENERGY CONSUMPTION SENSORS	CITY CENTRE AMENITY IN EASY WALKING DISTANCE 		
100% WASTE RECYCLED – ZERO LANDFILL				

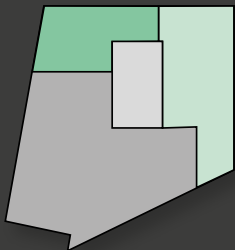
FLEXIBLE OPTIONS TO SUIT YOU



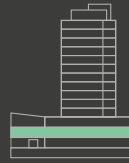
GROUND FLOOR



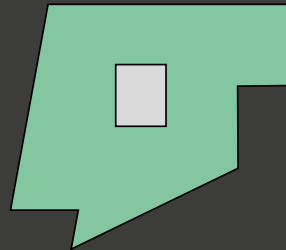
WHOLE FLOOR OPTION
3,893 SQ FT



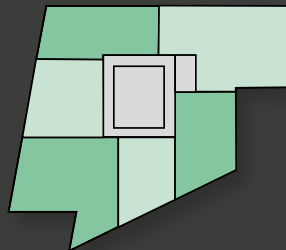
SPLIT FLOOR OPTIONS
OFFICE G.2 - 2,418 SQ FT
OFFICE G.1 - 1,475 SQ FT
CAT B FITTED



1ST FLOOR



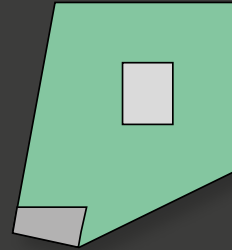
WHOLE FLOOR OPTION
9,743 SQ FT



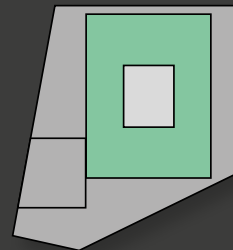
SPLIT FLOOR OPTIONS
PART FITTED
OFFICE 1.6 - 957 SQ FT
OFFICE 1.5 - 1,251 SQ FT
OFFICE 1.4 - 2,161 SQ FT
OFFICE 1.3 - 1,364 SQ FT
OFFICE 1.2 - 1,364 SQ FT
OFFICE 1.1 - 2,011 SQ FT



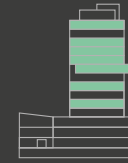
2ND & 3RD FLOOR



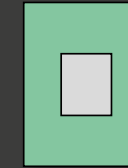
2ND FLOOR
UNDER OFFER



3RD FLOOR
UNDER OFFER



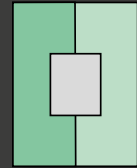
TOWER FLOORS



THE HEIGHTS - 4,026 SQ FT
12TH FLOOR - UNDER OFFER
11TH FLOOR - 4,041 SQ FT
10TH FLOOR - 4,046 SQ FT
9TH FLOOR - 4,059 SQ FT
8TH FLOOR - 4,059 SQ FT
6TH FLOOR 6.2- 915 SQ FT
6TH FLOOR 6.1- 3,097 SQ FT
5TH FLOOR - UNDER OFFER
4TH FLOOR - 4,060 SQ FT
CAT B FITTED



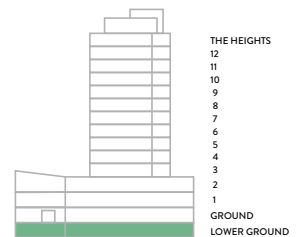
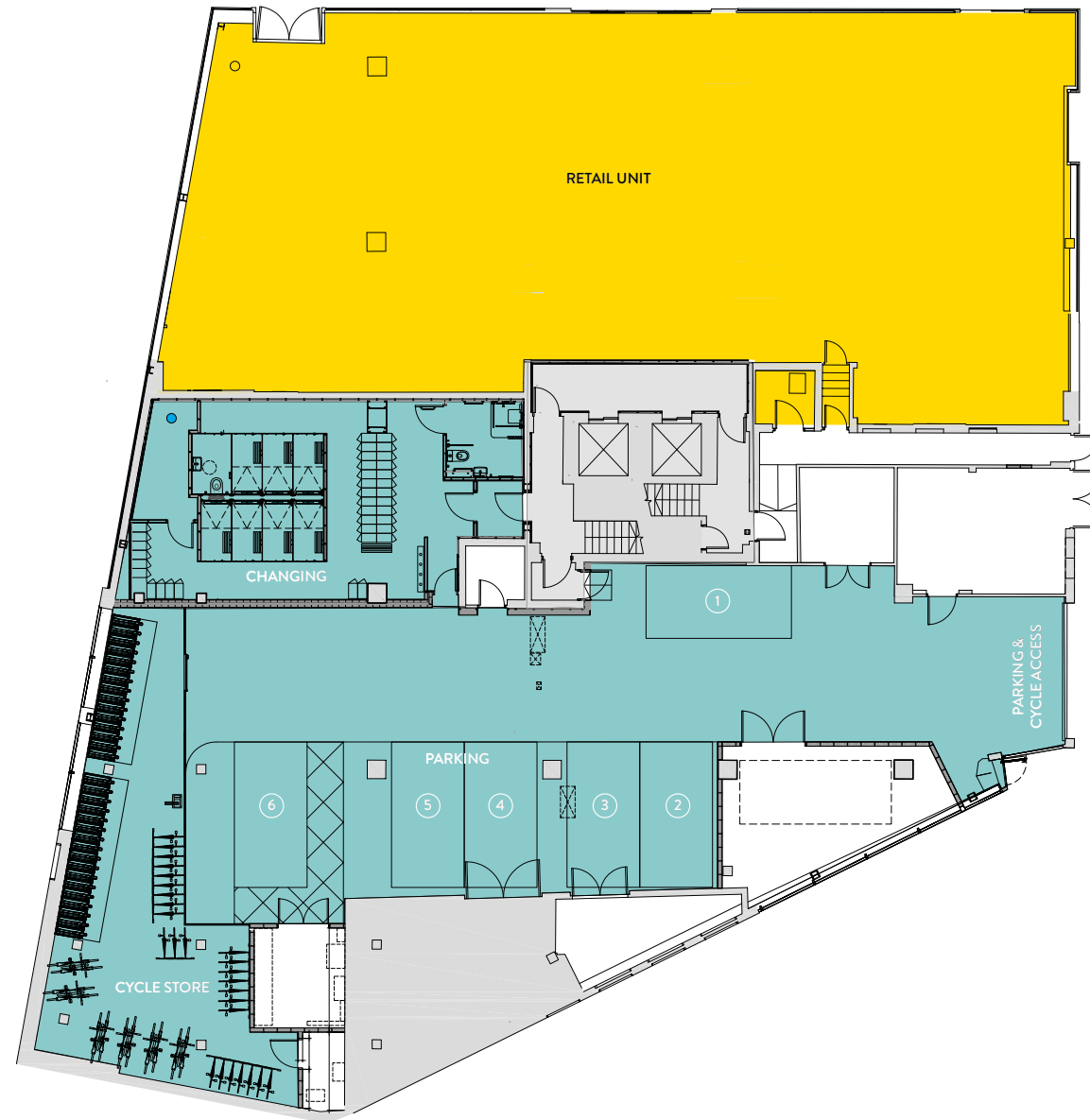
TOWER FLOORS



SPLIT FLOOR OPTIONS
7TH FLOOR - CAT B FITTED
OFFICE 7.2 - LET
OFFICE 7.1 - 2,025 SQ FT

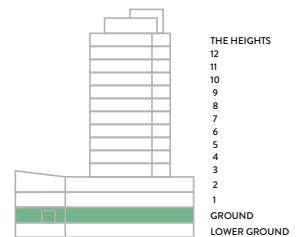
LOWER GROUND FLOOR

- 70 CYCLE RACKS
- 70+ CHANGING LOCKERS
- 6 CAR SPACES
- 7 SHOWERS
- 1 ACCESSIBLE SHOWER



GROUND FLOOR

OFFICE UNIT 1 - 1,475 SQ FT / 137 SQ M
OFFICE UNIT 2 - 2,418 SQ FT / 225 SQ M



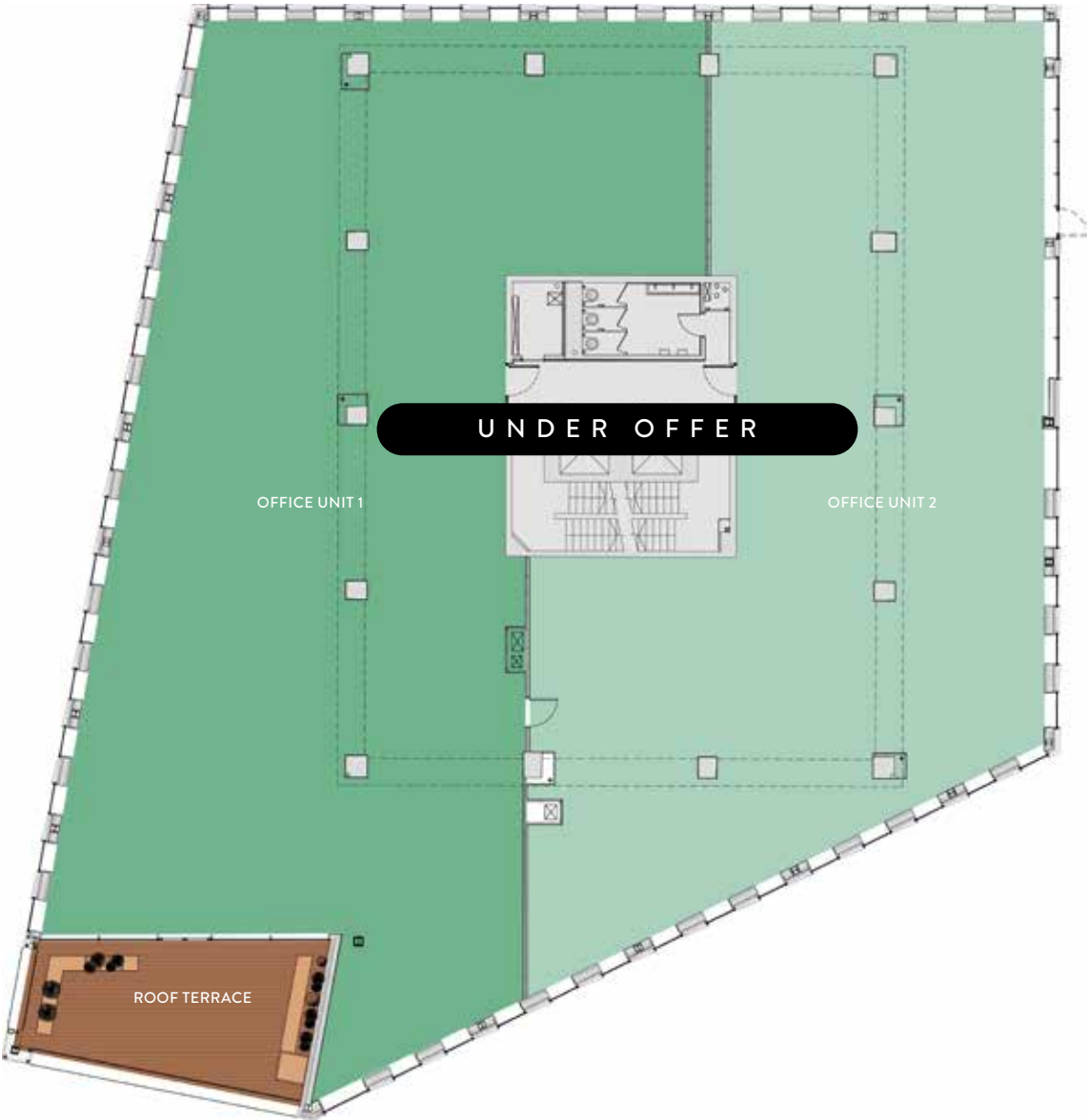
1ST FLOOR – PART CAT B

- OFFICE 1 – 2,011 SQ FT / 187 SQ M
- OFFICE 2 – 1,364 SQ FT / 127 SQ M
- OFFICE 3 – 1,364 SQ FT / 127 SQ M
- OFFICE 4 – 2,161 SQ FT / 201 SQ M
- OFFICE 5 – 1,251 SQ FT / 116 SQ M
- OFFICE 6 – 957 SQ FT / 89 SQ M



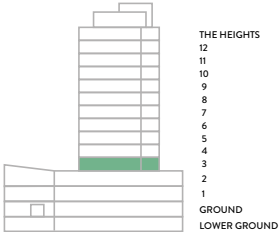
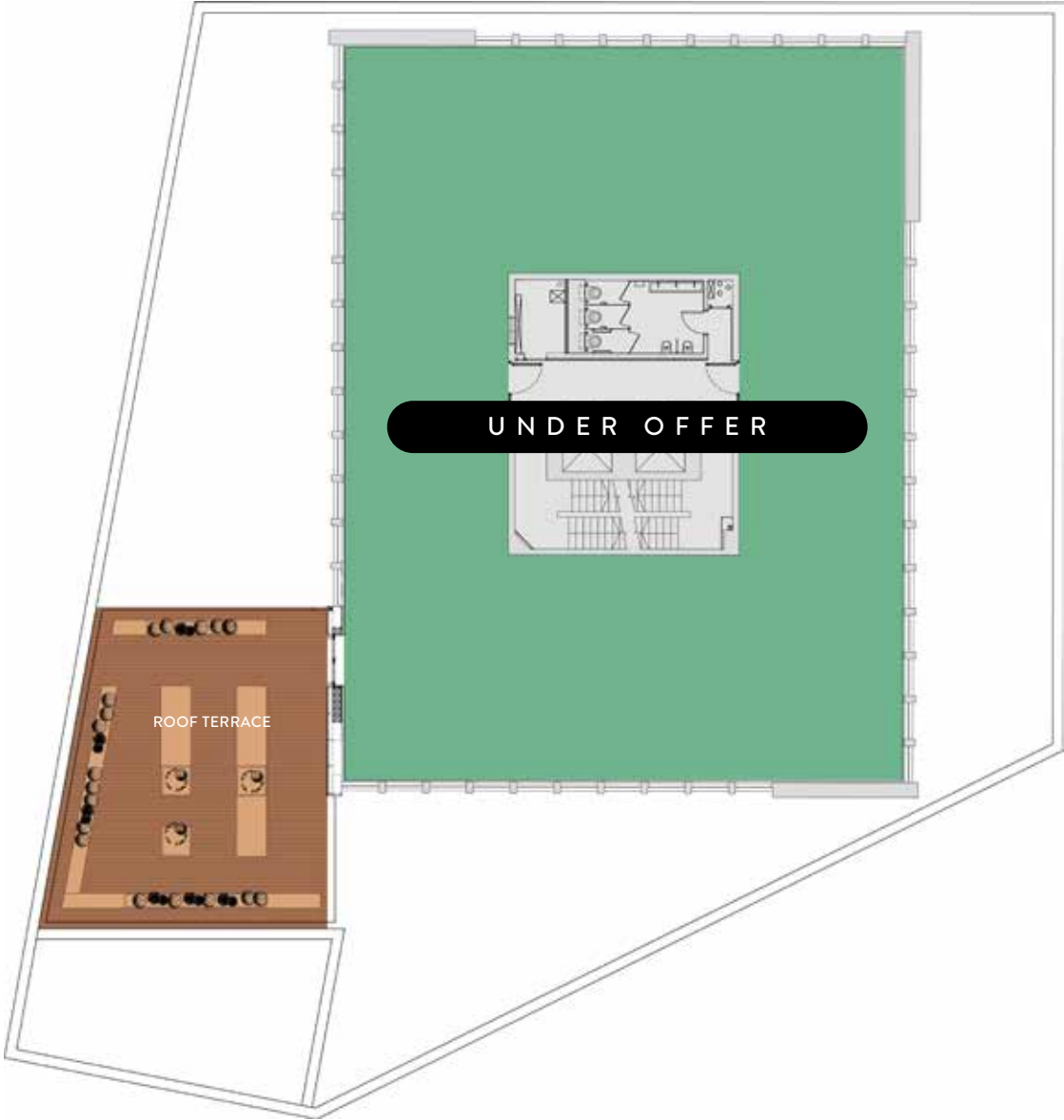
2ND FLOOR

TOTAL – 9,155 SQ FT / 851 SQ M



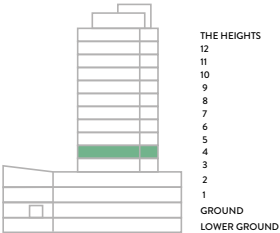
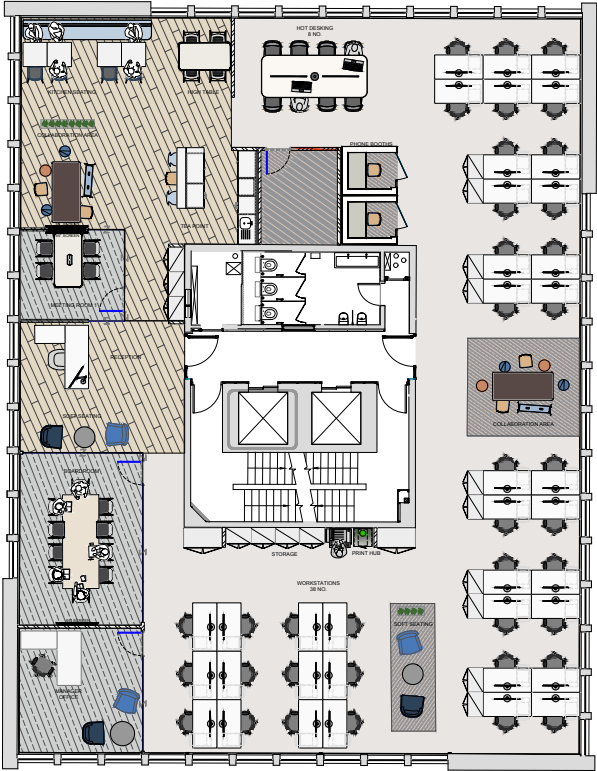
3RD FLOOR

TOTAL – 4,062 SQ FT / 377 SQ M



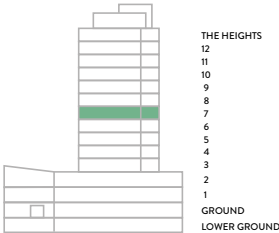
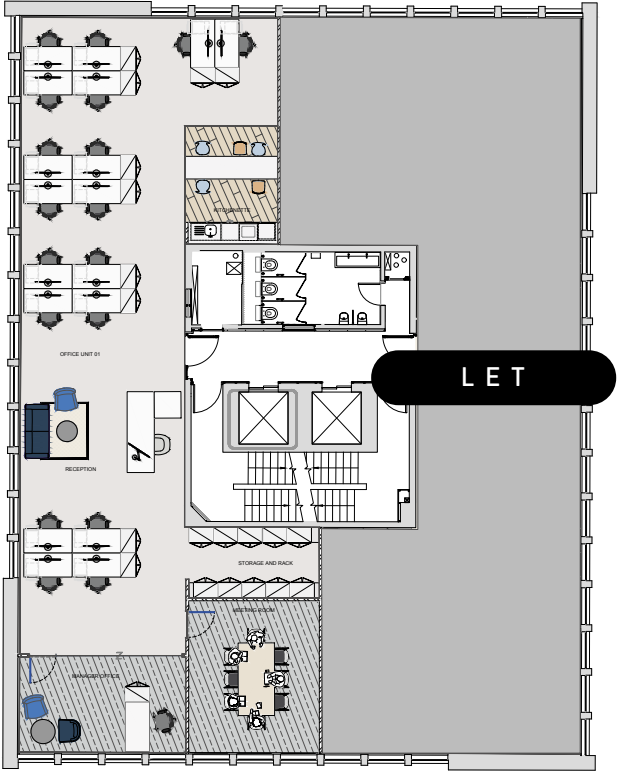
4TH FLOOR

WHOLE FLOOR
4,060 SQ FT / 377 SQ M
CAT B FULLY FITTED



7TH FLOOR

SPLIT FLOOR
OFFICE 7.1 – 2,025 SQ FT / 188 SQ M
CAT B FULLY FITTED
OFFICE 7.2 – LET

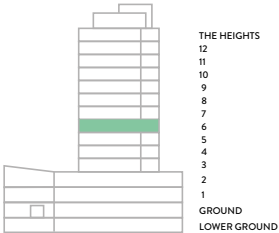
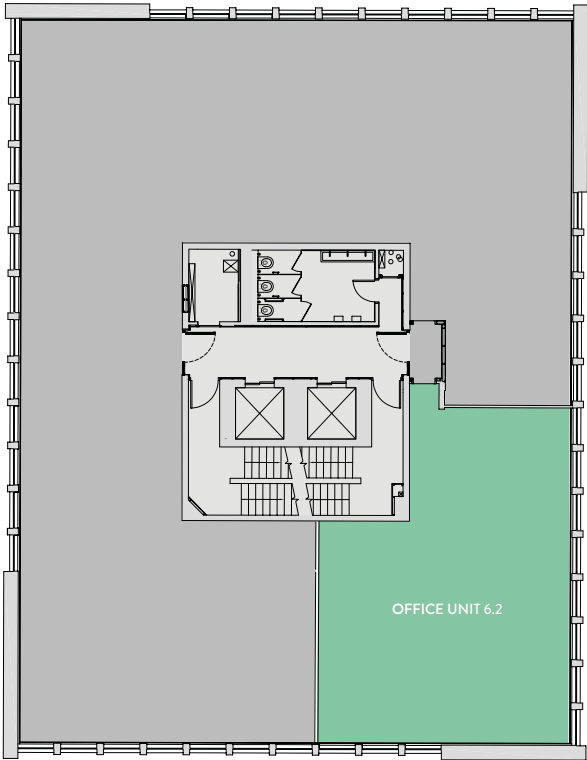
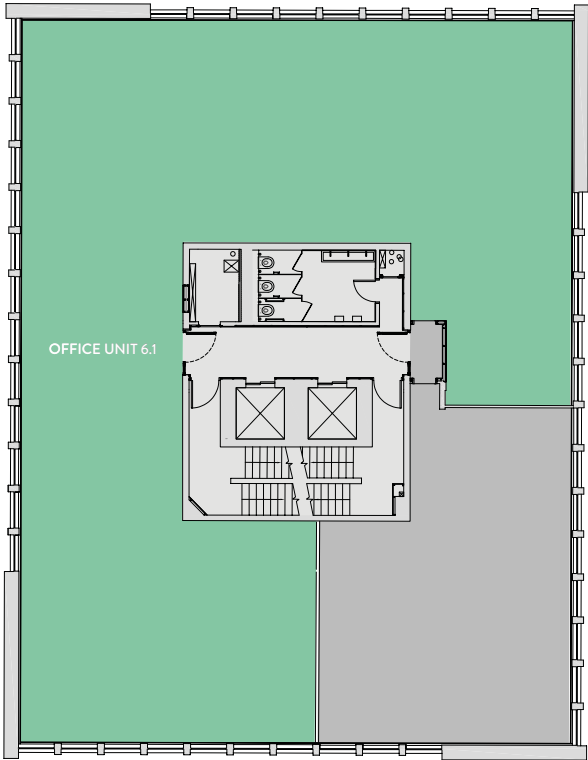


6TH FLOOR

SPLIT FLOOR

OFFICE 6.1 – 3,097 SQ FT / 288 SQ M

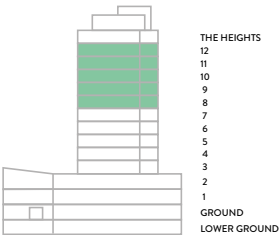
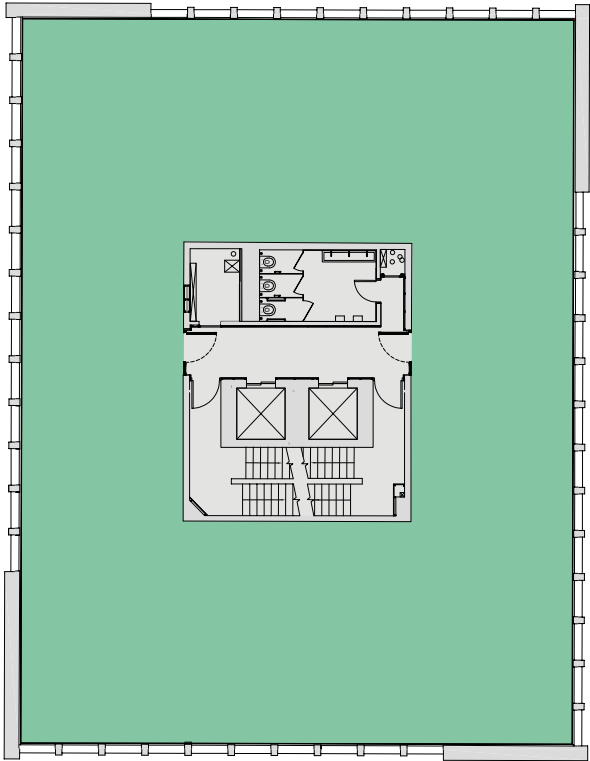
OFFICE 6.2 – 915 SQ FT / 85 SQ M



8TH-12TH TYPICAL FLOORS

WHOLE FLOORS

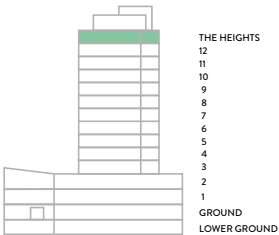
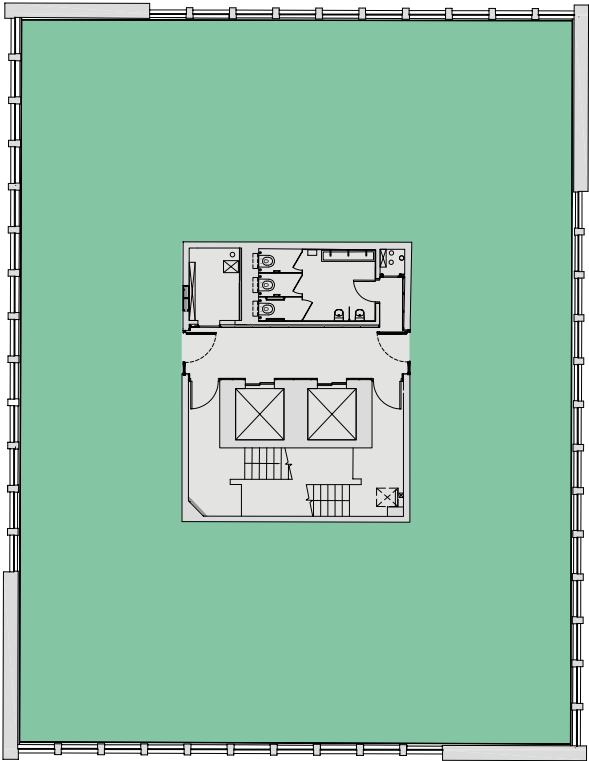
4,041 – 4,059 SQ FT / 375 – 377 SQ M



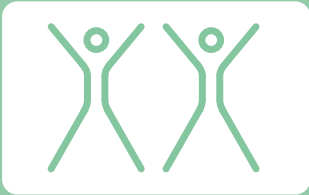
THE HEIGHTS

WHOLE FLOOR

4,026 SQ FT / 374 SQ M



THE FAX

FLOORPLATE OPTIONS FROM 915 SQ FT		SECURE LOWER GROUND CYCLE PARKING	
 2.60 SLAB TO SLAB CEILING HEIGHTS	CAT A & A+B CAT B FULLY FITTED OPTIONS	5 SUPERLOOS AT CLUBROOM LEVEL	
		ONE : TEN OCCUPANCY RATIO	
TOTAL OFFICE 66,667 SQ FT (6,057 SQ M)	 24 HOUR ACCESS	 ENTRANCE HALL WITH CONCIERGE & CLUBROOM	DEDICATED SHOWERS  AND FREE TOWEL SERVICE
			BOOKABLE MEETING & EVENTS SPACE

THE BRISTOL EXPERIENCE



BRISTOL IS A CITY LIKE NO OTHER.

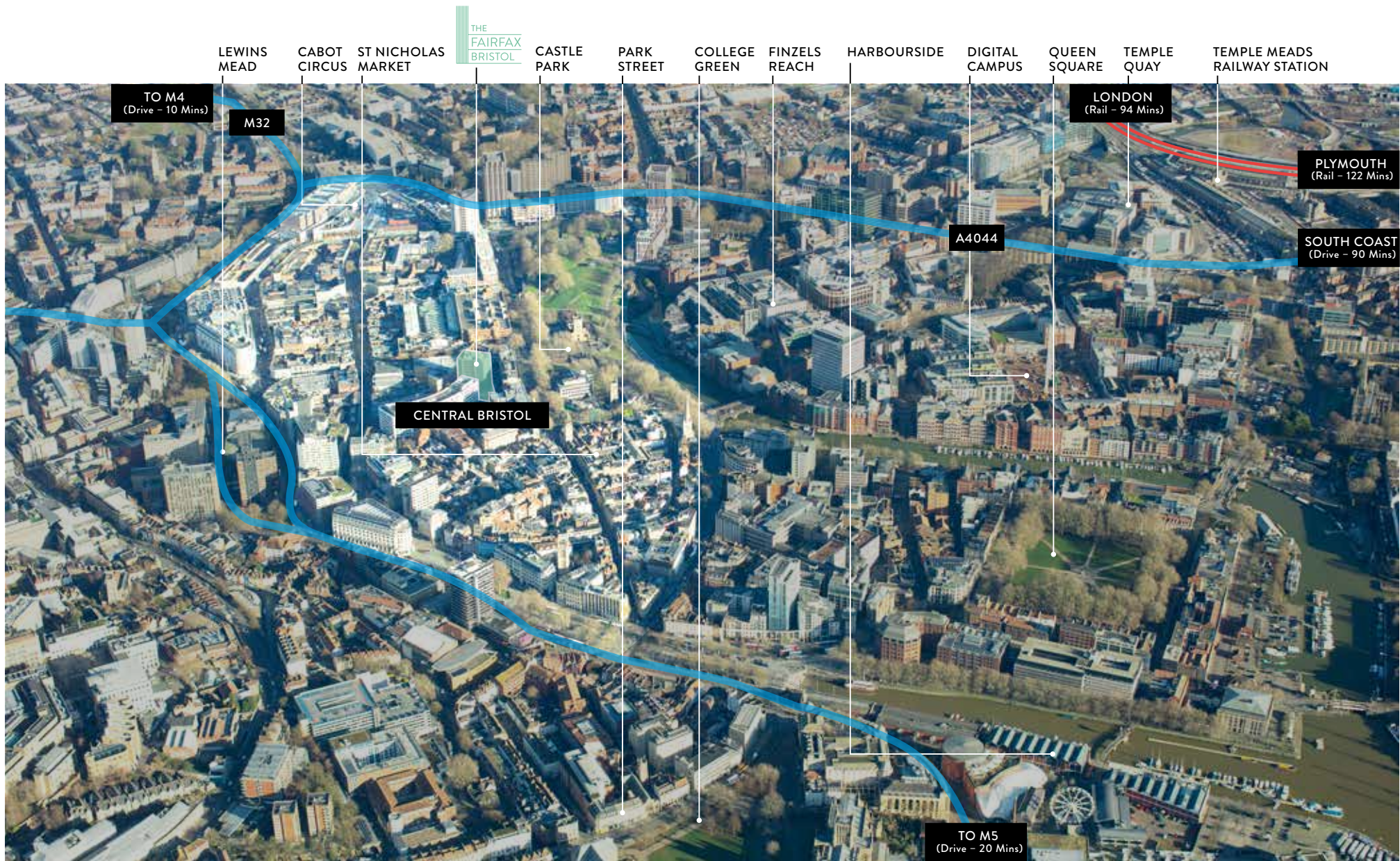
KNOWN FOR ITS RICH CULTURAL HERITAGE AND SUPERB FOOD AND DRINK SCENE, BRISTOL IS A WATERSIDE CITY WITH GREAT CONNECTIVITY.

VIBRANT AND DIVERSE, THRIVING AND INDIVIDUAL; FROM TECH AND CREATIVE TO AEROSPACE AND PROFESSIONAL SERVICES, BRISTOL BRINGS TOGETHER ESTABLISHED BRANDS ALONGSIDE A GROWING START-UP SCENE.

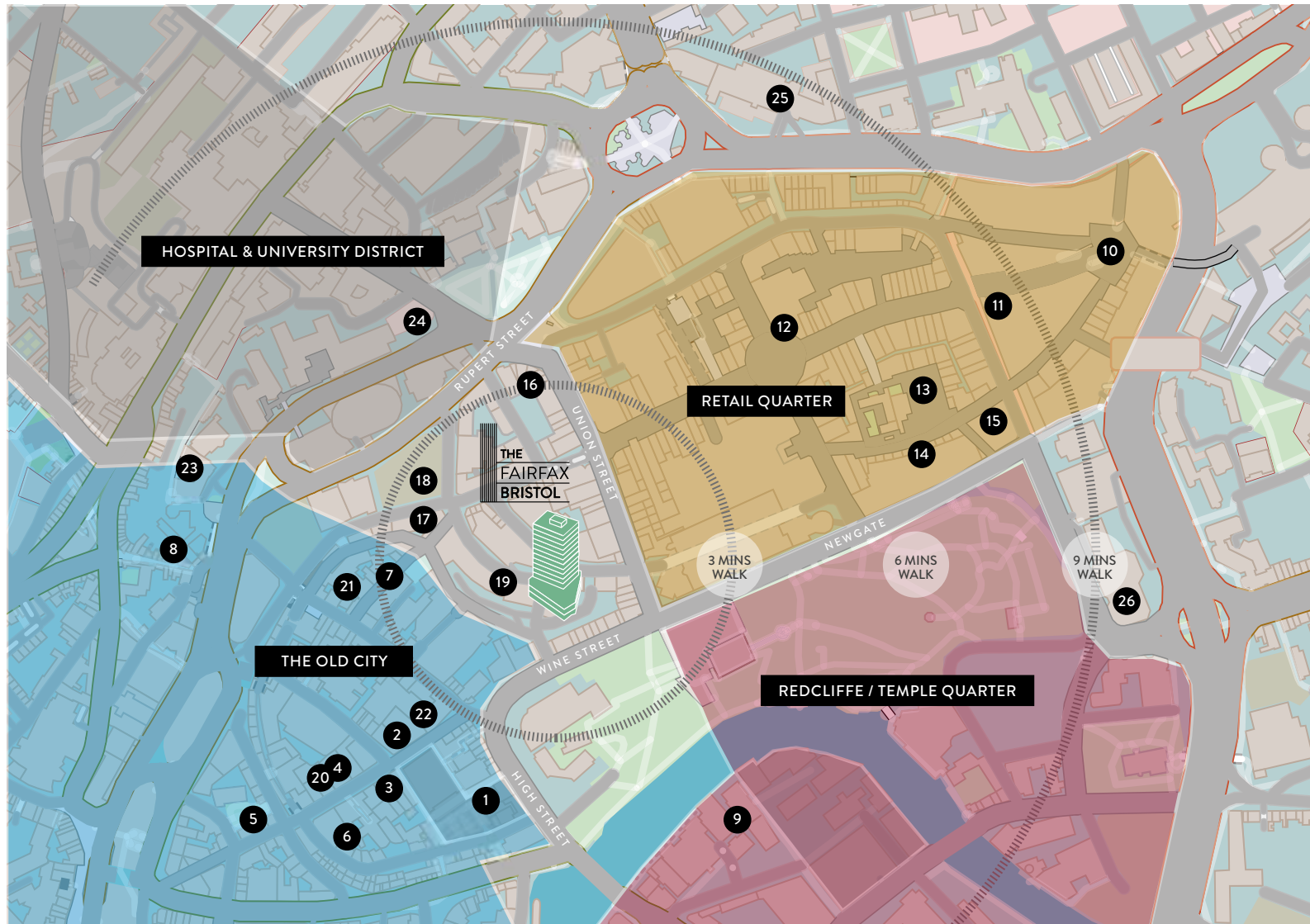
THE OLD CITY HAS SEEN EXTENSIVE INVESTMENT IN RECENT YEARS WITH THE DEVELOPMENT OF THE HISTORIC EVERARDS PRINTWORKS, AND OPENING OF THE CLAYTON AND BRISTOL HARBOUR HOTEL.

THE FAIRFAX BOASTS AMONG ITS NEIGHBOURS A WEALTH OF INDEPENDENT SHOPS, CAFES, BARS, AND RESTAURANTS – YOUR PEOPLE CAN CHOOSE FROM BOWLING AT THE LANES, TO BROWSING VINYL RECORDS AT ROUGH TRADE; PICKING UP LUNCH AT ST NICHOLAS MARKET TO DINING OUT ALONG THE RIVER.

BEAUTIFULLY CONNECTED



WORLD CLASS FEEL GOOD ON THE DOORSTEP



EAT

- 1 ST NICHOLAS MARKET
- 2 HARBOUR HOTEL
- 3 SAN CARLO
- 4 THE OX
- 5 HONEST BURGERS
- 6 PASTA RIPIENA
- 7 THE BANK TAVERN
- 8 CHRISTMAS STEPS
- 9 FINZELS REACH

SHOP

- 10 CABOT CIRCUS
- 11 ZARA
- 12 BROADMEAD
- 13 QUAKERS FRIARS
- 14 APPLE
- 15 HARVEY NICHOLS

PLAY

- 16 PUREGYM
- 17 THE LANES
- 18 ROUGH TRADE RECORDS
- 19 WHISTLEPUNKS
- 20 FLIGHT CLUB

SLEEP

- 21 THE CLAYTON HOTEL
- 22 BRISTOL HARBOUR HOTEL
- 23 HOTEL DU VIN
- 24 PREMIER INN
- 25 HOLIDAY INN
- 26 MARRIOTT HOTEL

OUR PARTNERS

FOR MORE ON THE FAIRFAX

WWW.THEFAIRFAXBRISTOL.COM

30



HANNAH WATERHOUSE
HANNAH.WATERHOUSE@JLL.COM
+44 (0)7855 414570

IAN WILLS
IAN.WILLS@JLL.COM
+44 (0)7989 399070

THE FAIRFAX
PITHAY COURT
BRISTOL
BS1 3BN



CHRIS GRAZIER
CHRIS.GRAZIER@HTC.UK.COM
+44 (0)7788 105578

NATALIE BENNETT
NATALIE.BENNETT@HTC.UK.COM
+44 (0)7799 773808

FREDDIE MYATT
FREDDIE.MYATT@HTC.UK.COM
+44 (0)7385 045218



A DEVELOPMENT BY OVAL
OVALREALESTATE.COM

IMPORTANT NOTICE

JLL and HTC for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of JLL and HTC or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) JLL and HTC cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of JLL and HTC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of JLL and HTC, its employees or servants, JLL and HTC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by JLL and HTC.