

FERMENTATION BUILDING, FINZELS REACH, BRISTOL BS1 6JQ

'PLUG N PLAY' OFFICES - AVAILABLE IMMEDIATELY

100% ELECTRIC
EPC B

3,306 - 9,240 sq ft - Fitted High Quality Office Accommodation

Local occupiers include:

- BBC Studios
- Channel 4
- Gorilla Post Production (part of ITV Studios)
- EDF Energy
- Barclays Bank
- Osbourne Clarke LLP
- Dyson
- Deloitte LLP
- Left Handed Giant Brewery
- Boca Bar



savills



1st North



1st South

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LOCATION - BS1 6JQ

Finzels Reach is a very popular location offering a range of high quality offices, 430 apartments, a 168 bed hotel, a weekly street market and a range of cafes and bars, Finzels Reach is a buzzing, thriving community in its own right.

Set between Castle Bridge and Temple Cross, Fermentation Building sits at the heart of the scheme with outstanding pedestrian and cycle access to Cabot Circus, Temple Meads station and the City's key amenities.

Description

The 1st floor offers two suites differing in size but both provide modern office accommodation to the following specification:

- Exposed VRF air conditioning.
- Pendant LED lighting & full raised access floor.
- Passenger lift servicing all floors.
- High quality self-contained WCs / showers.

Office Floor Area (NIA)

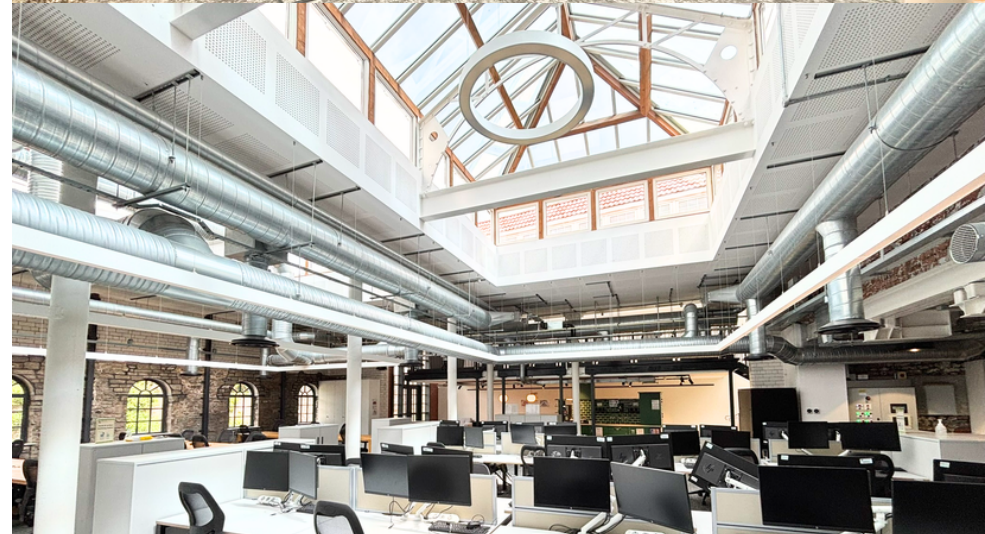
Floor	Area (Sq ft)	Area (Sq M)	Parking
1 st Floor North	5,934 sq ft	551 sq m	2 car spaces
1 st Floor South	3,306 sq ft	307 sq m	1 car space
Total	9,240 sq ft	858 sq m	

Tenure

The offices is available via a new lease term may be available direct from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon Application to the joint agents.



Images subject to landlord refurbishment

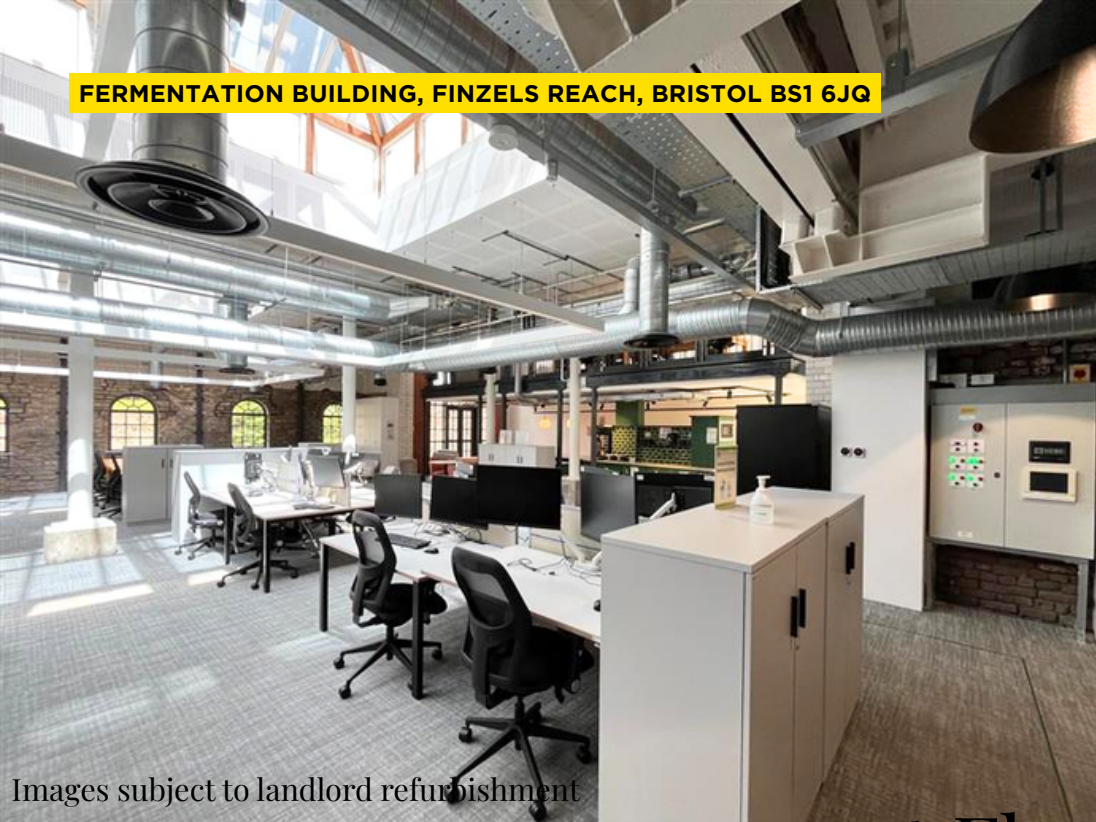
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1st Floor South



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Images subject to landlord refurbishment



Images subject to landlord refurbishment

1st Floor North



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1. Outside at Bocabar

2. 1st Floor Interior

3. Hawkins Lane entrance

4. 1st Floor Interior

5. Finzels Reach Bridge

6. Finzels Reach food market

7. Left Handed Giant

8. Fermentation Building

BRINGING
HISTORY
TO LIFE



EXPOSED
DUCTWORK VRF
AIR CONDITIONING



RANGE OF
CAFES, BARS & FOOD
MARKET NEARBY



EXTENSIVE
SHOWER
FACILITIES



PASSENGER
LIFT

9. Finzels Reach Bridge

10. 1st Floor Interior

11. 1st Floor Interior



THE FERMENTATION BUILDING
EXUDE HISTORY & CHARACTER

FERMENTATION BUILDING, FINZELS REACH, BRISTOL BS1 6JQ

Business Rates

Rateable value 1st Floor North : £93,500
Rates payable - £44,880 per annum (£7.56 per sq ft).

Rateable value 1st Floor South : £121,000
Rates payable - £58,080 per annum (£17.56 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

B36

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | 23.06.2026