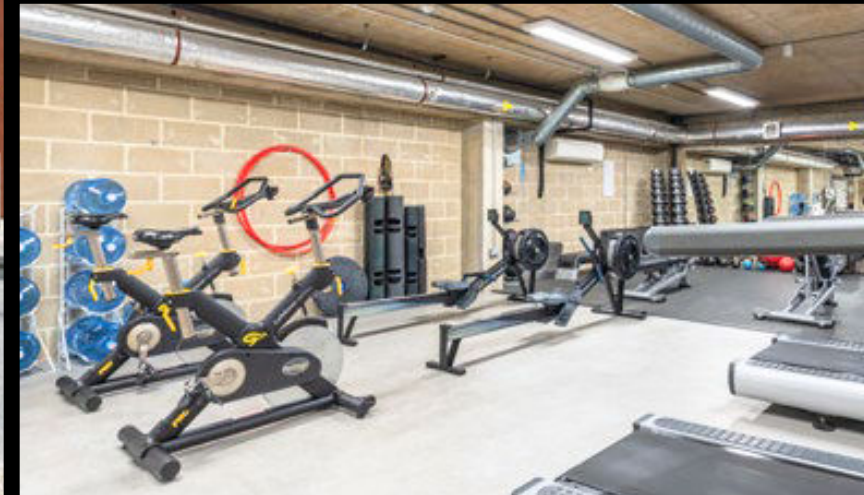


The Quorum, Bond Street South, Bristol BS1 3AE

FLEXIBLE LEASES - OPEN PLAN CAT A & PARTIAL FITTED SPACE

Offices To Let - 10 - 70 staff with free gym & terrace

QUOTING RENT £25.00 PER SQ FT



The Quorum, Bond Street South, Bristol BS1 3AE

LOCATION - BS1 3AE

The Quorum is situated in an prominent position in Bristol city centre on Bond Street South, facing the roundabout on Temple Way.

Castle Park and the city centre amenities at Cabot Circus are situated immediately to the west and the district of Old Market immediately to the east. Bristol Temple Meads railway station is located a 10 minute the south. The M32 and M4 Motorway are easily accessible to the north.

Multi storey car park opposite and Cabot Circus car park a 3 minute walk away.

Specification

The building comprises modern open plan offices across three interconnected blocks all providing DDA compliant access to the offices.

The offices benefit from the following specification:

- Flexible lease terms available on a fitted and non fitted basis.
- Free tenant gym with towel service and changing facilities.
- Staffed building reception.
- Dedicated shower provisions, high quality W/C's and secure bike storage.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Number of desks	Car spaces
6 th Floor North	2,068 sq ft	192 sq m	20 - 30	2 spaces
3 rd Floor Centre	4,988 sq ft	463 sq m	45 - 55 desks	3 spaces
3 rd Floor South	2,844 sq ft	264 sq m	35 - 45 desks	2 spaces
1 st Floor Centre	4,926 sq ft	457 sq m	45 - 55	3 spaces

Tenure

Available via new leases directly from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

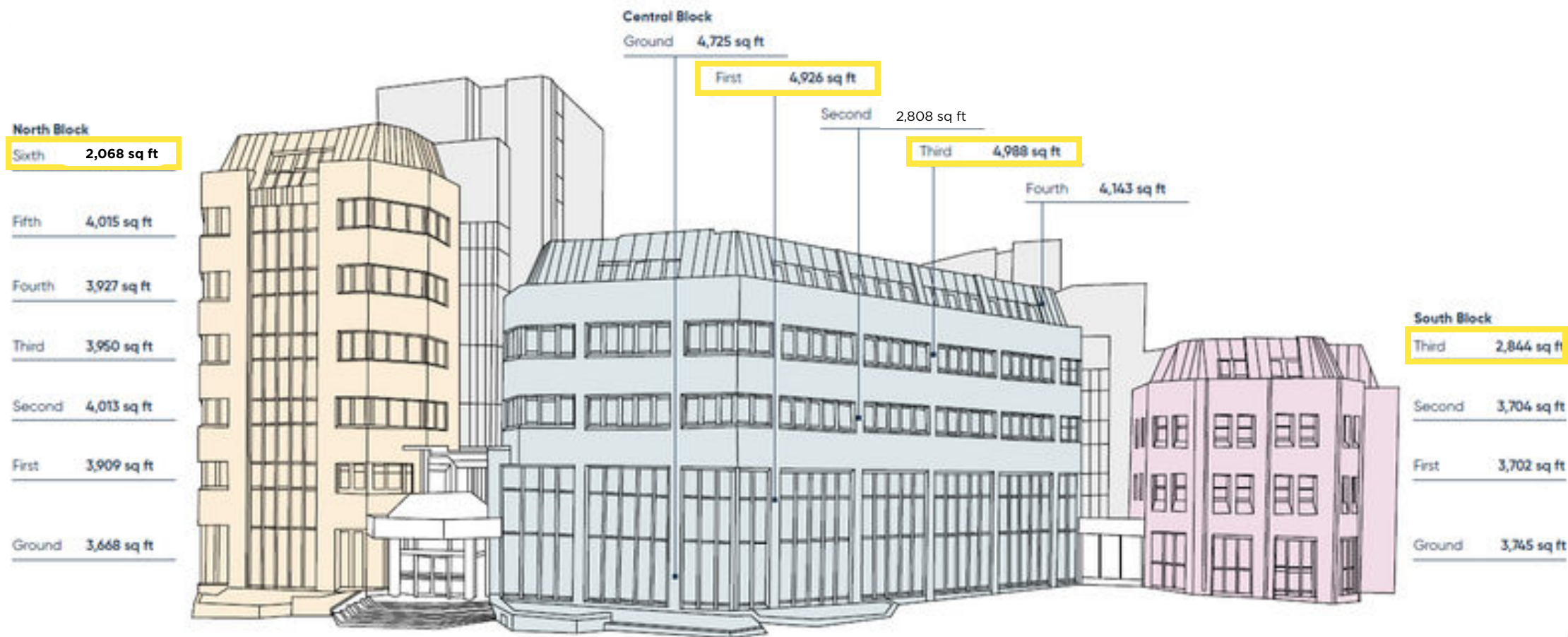
Quoting rent £25.00 per sq ft and servie charge available upon application to the joint sole agents.



The Quorum, Bond Street South, Bristol BS1 3AE



Schedule of Availability



Floor	Area (Sq ft)	Area (Sq M)	Number of desks	Car spaces
6 th Floor North	2,068 sq ft	192 sq m	20 - 30	2 spaces
3 rd Floor Centre	4,988 sq ft	463 sq m	45 - 55 desks	3 spaces
3 rd Floor South	2844 sq ft	264 sq m	30 - 40 desks	2 spaces
1 st Floor Centre	4,926 sq ft	457 sq m	45 - 55	3 spaces

ESG

■ ENVIRONMENTAL ■ SOCIAL ■ CORPORATE GOVERNANCE

 MINIMISING WASTE THROUGH LANDLORD CONTROLLED FIT OUT	 PROXIMITY TO PUBLIC TRANSPORT LINKS	 EPC RATING B 46	 FLOOD ZONE 1, VERY LOW RISK LESS THAN 1 IN 1,000 YEARS	 LED LIGHTING	 FUTURE PROOF POWER SUPPLY FOR EV CHARGING THROUGH CAR PARK
 76 CYCLE SPACES	 PROXIMITY TO GREEN SPACE AND CITY CENTRE PARK	 GYM FACILITIES FREE TO USE FOR ALL TENANTS	 COMMUNAL GARDEN FOR WORKER WELL BEING	 FLEXIBILITY OF SPACE AND TERMS FOR GROWING BUSINESSES IN THE COMMUNITY	 FITTED OFFICE SPACE PROVISION PROVIDES CASHFLOW ASSISTANCE FOR GROWING BUSINESSES
 MECHANICAL FRESH AIR SYSTEM	 DDA COMPLIANT	 GIG FIBRE BROADBAND	 FLEXIBLE FLOOR SPACE ARRANGEMENT FOR OCCUPIER NEEDS	 BUILDING OPERATIONAL SYSTEMS	 DEDICATED ON SITE MANAGEMENT AND RECEPTIONIST

The Quorum, Bond Street South, Bristol BS1 3AE

Business Rates - Effective from April 2026

Floor	Rateable Value 2026	Rates Payable 2026
3 rd Floor Centre	£136,000	£65,280 pa (£13.09 per sq ft)
2 nd Floor Centre	£78,000	£37,440 pa (£13.33 per sq ft)
1 st Floor Centre	£122,000	£58,560 pa (£11.90 per sq ft)
Ground Floor North	£31,500	£13,545 pa (£11.35 per sq ft)

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

Use

Use Class E commercial (formerly B1 Offices).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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Carter
Jonas

savills



Local Amenities

- | | | |
|-------------------|------------------------------|-------------------------|
| 1 Harvey Nichols | 7 Nando's | 13 Stag & Hounds Pub |
| 2 Cote | 8 Punch Bowl Pub | 14 Double Puc Cafe |
| 3 House of Fraser | 9 Bogelicious Bagel | 15 Knight's Templar Pub |
| 4 Soho Coffee | 10 25 Old Market Coffee | 16 Phillpott's |
| 5 Costa Coffee | 11 Chido Way Mexican Kitchen | 17 Starbucks |
| 6 Yo Sushi | 12 Greggs | |

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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19.02.2026