



EST. **THE OLD** 1829  
**BREWERY**

**SOUTHVILLE, BRISTOL**  
**BS3 2EA**

NEW COMMERCIAL SPACE FOR SALE  
IN THE HEART OF BRISTOL

VISIT WEBSITE >



# HELLO BRISTOL

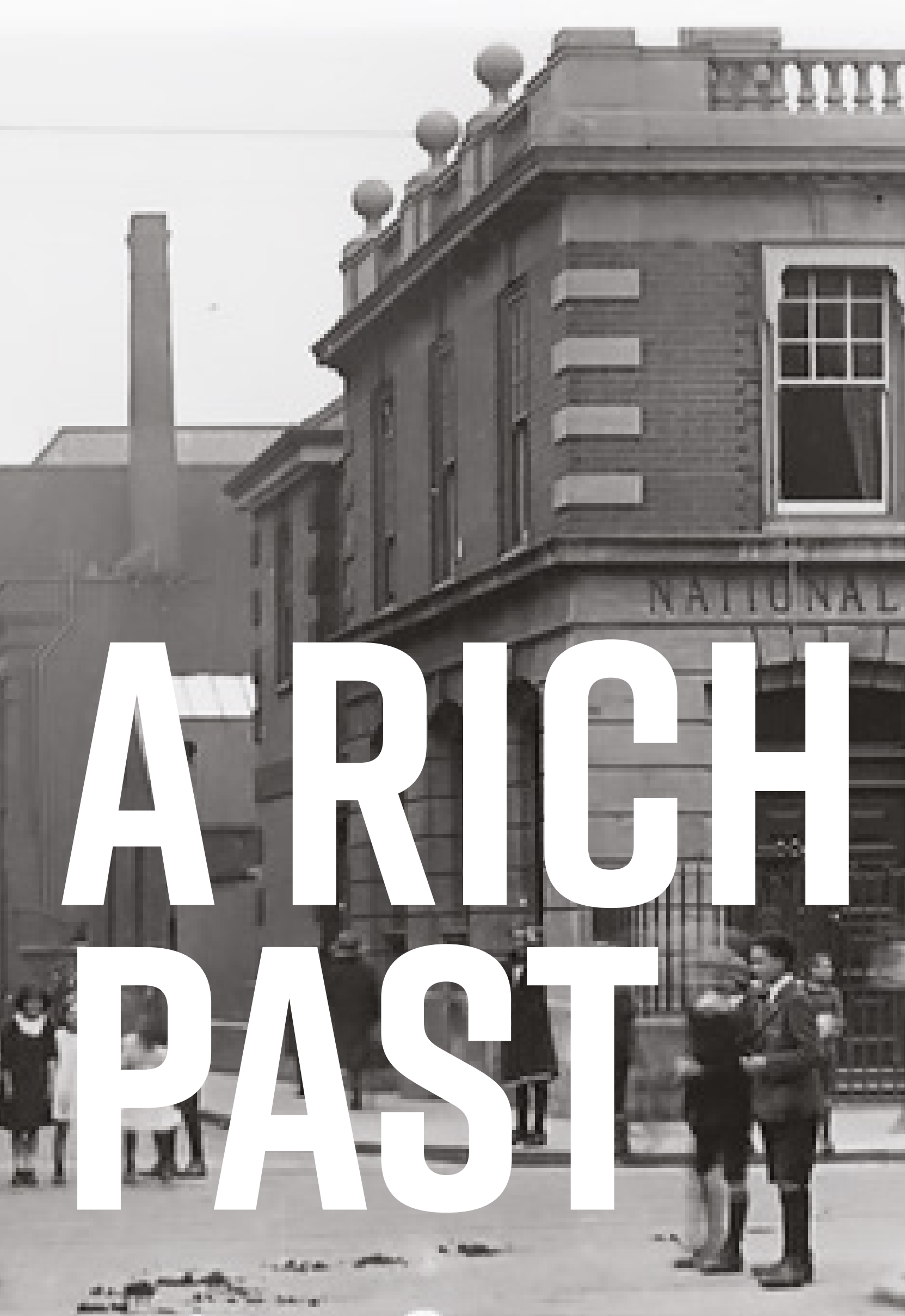
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WELCOME TO  
THE OLD BREWERY,  
A NEW COMMERCIAL  
HUB IN THE HEART  
OF SOUTHVILLE.

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**THERE'S SOMETHING BREWING**



The Old Brewery is as Bristolian as it gets. Built upon the original site of both the Ashton Gate Brewery and Thomas Baynton's Brewery, it can be dated all the way back to 1829. The brewery closed its doors for the last time in 1933 as Bristol Brewery Georges Co.



# A RICH PAST

# AN EXCITING FUTURE

## WELCOME TO THE OLD BREWERY

This new development in Southville will be a vibrant mix of old and new Bristol. We're keeping and restoring the heritage but also adding something entirely new and we can't wait for you to be a part of it!



### PROPER MINT

We know you'll be right at home amongst Southville's bustling high street. You'll be a welcome neighbour of some of Bristol's most iconic brands, such as Bristol Beer Factory and Mark's Bread.



## SIMPLY THE BEST

Did you know Southville was named Second in the Best Places to Live in the South West?\* We think it should have nabbed the top spot! It's the vibrant mix of businesses that make this city so sought-after. From venues to independent boutiques and art collectives, Bristol has something to offer for every walk of life.

\*The Sunday Times 2023. Source: [thetimes.co.uk/article/bristol-best-place-to-live-uk-2023-bvclrjlth](https://www.thetimes.co.uk/article/bristol-best-place-to-live-uk-2023-bvclrjlth)

# DISCOVER SOUTHVILLE

A spot like no other, Southville is a popular inner-city hub of Bristol. Best-loved for its unique village feel and street art, it's recently seen a huge regeneration and is now home to a fantastic range of retail and leisure facilities. It's no surprise that Southville (and next-door Bedminster) are fast becoming the place to be.

So, why not be part of it? With seven different commercial spaces available at The Old Brewery, there's sure to be something to suit your needs and you'll be based on one of Bristol's most renowned streets.



GERT LUSH



## WHAT'S ON

That's not all: aside from the Stadium, there's also the popular Tobacco Factory at the very heart of the community. So, there's always something bubbling in this exciting area of Bristol.

There are plenty of events for you to get involved with in the area. Upfest is Europe's largest street art festival and in the colder months, residents and businesses illuminate the streets for the Window Wanderland event.



**TRANSPORT**

- 1. Bristol City Centre  
38 min walk / 12 min cycle
- 2. Bristol Temple Meads  
40 min walk / 14 min cycle
- 3. Parson Street Train Station  
22 min walk / 8 min cycle
- 4. Bristol International Airport  
12 minute drive
- 5. M4 (J19)  
14 minute drive
- 6. M5 (J18)  
14 minute drive

**BARS & EATERIES**

- 7. El Rincon  
2 mins walk
- 8. Bristol Beer Factory  
3 mins walk
- 9. Mark’s Bread  
3 mins walk
- 10. Souk Kitchen  
5 mins walk
- 11. Hen & Chicken  
2 mins cycle
- 12. Sonny Stores  
2 mins cyle
- 13. The Malago  
2 mins cyle

**ESSENTIALS**

- 14. Gather Round  
6 mins walk
- 15. The Southville Centre  
4 mins cylce

**LEISURE**

- 16. Greville Smyth Park  
1 min walk
- 17. Workout Bristol  
3 mins walk
- 18. Ashton Gate Stadium  
5 mins walk

**CULTURE**

- 19. D UNIT Gallery  
3 mins walk
- 20. Tobacco Factory Theatres  
5 mins walk
- 21. Upfest Gallery  
3 mins walk

All travel times have been calculated using Google Maps and are for guidance only. These may vary depending on times and routes taken. Correct September 2024.



# GOOD VIBES ONLY

"REMEMBER: ESPECIALLY ON A SUNNY DAY,  
BRISTOL IS ALREADY A POEM."

Caleb Parkin, Bristol City Poet

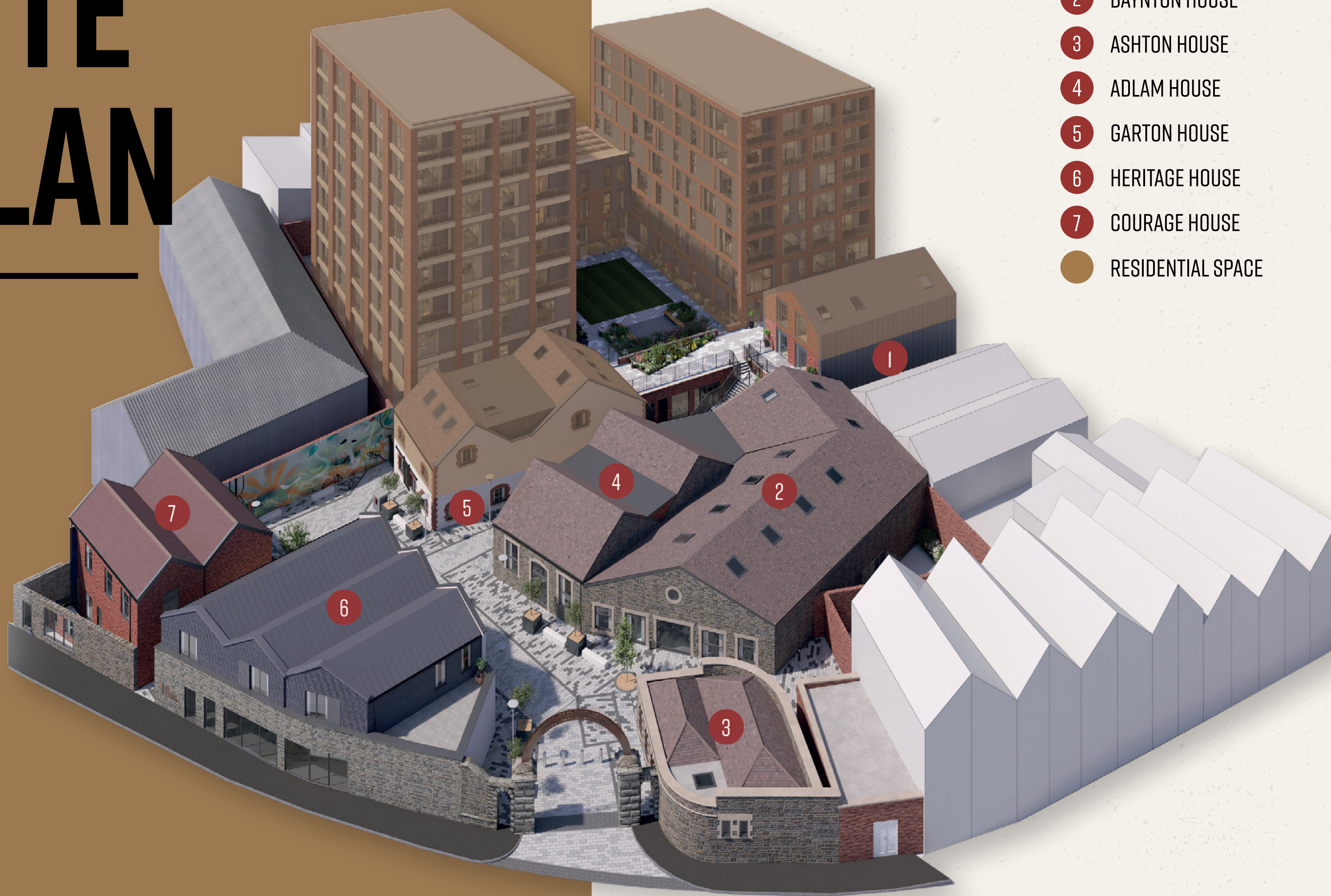


# REIMAGINED



# SITE PLAN

- 1 HARDWICK HOUSE
- 2 BAYNTON HOUSE
- 3 ASHTON HOUSE
- 4 ADLAM HOUSE
- 5 GARTON HOUSE
- 6 HERITAGE HOUSE
- 7 COURAGE HOUSE
- RESIDENTIAL SPACE



All site plans are for illustrative purposes only. Whilst every effort has been made to ensure that the information is correct, it is a guide and Abri Homes reserves the right to amend as necessary and without notice.



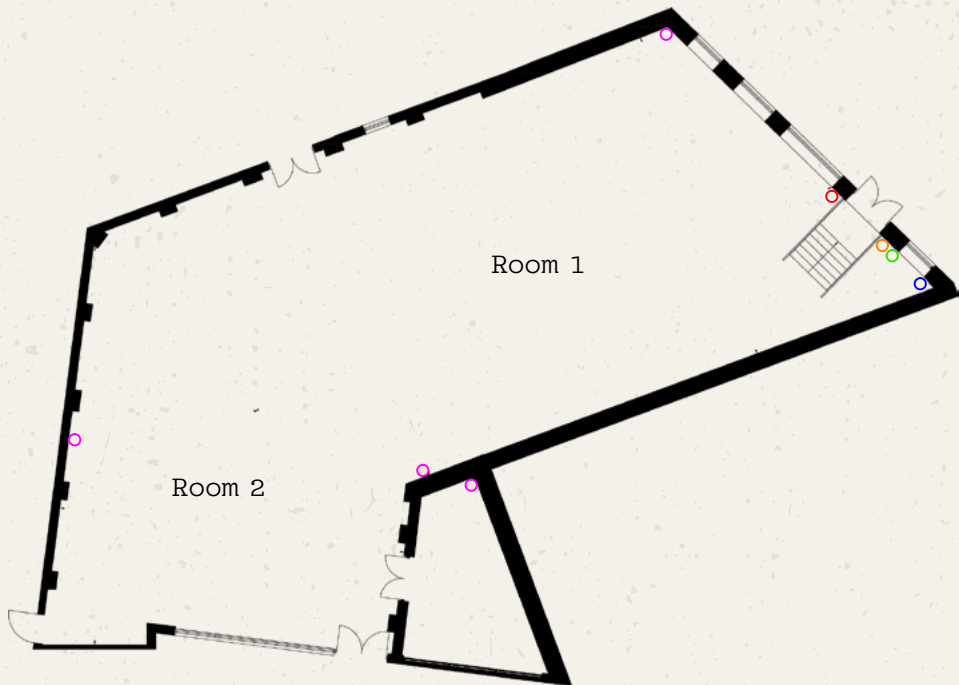
# BAYNTON HOUSE

APPROXIMATE AREA\*:  
380 SQ M | 4088 SQ FT  
EPC rating TBA upon completion

Room 1  
20.80m x 11.50m  
68’3 x 37’9

Room 2  
11.80m x 13.90m  
38’9 x 45’7

\*Dimensions are based on Gross Internal Area (GIA)



## FEATURES & SPECFICATION:

- Floor
- 75mm sand cement screed
  - Waterproof membrane and insulation below slab
  - 225mm suspended RC slab
- Walls
- Thermal lining / plasterboard
  - White paint finish
  - External wall stone repointed with lime mortar

- Roof
- New, insulated roof liner sheet exposed
  - Pantiles finish
  - Existing metal trusses painted anthracite
  - Existing and new timber purlins painted white
  - New flat roof to snug between H3 and H1
- Windows and Doors
- All new windows, doors and curtain walling as per schedules
  - Electric roof lights
- Other
- New metal stairs to courtyard

- Electric

Virgin

BT

Water Mains

SVP

Please note:
  - Lease Length: 249 years
  - Warranty Terms: 12-month defect period
  - Estimated Occupation Date: Spring 2025
  - Planning Use: Class E. Please speak to a member of the Sales team for more information.
  - An estate charge will apply. Please speak to a member of the Sales team for more information.

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# ASHTON HOUSE

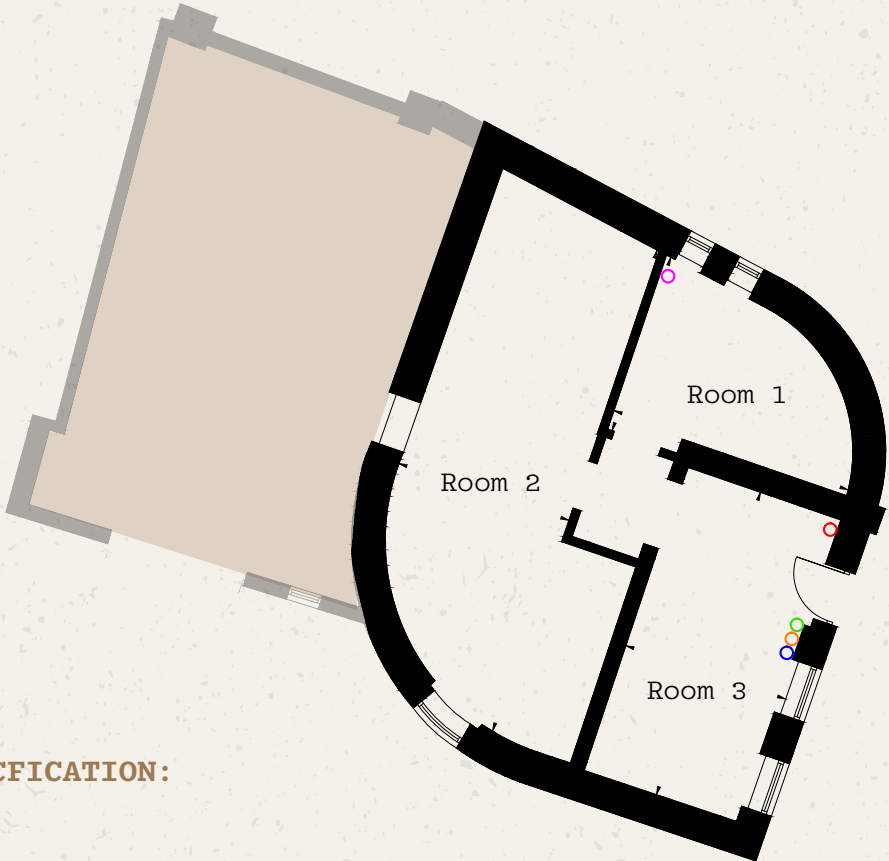
APPROXIMATE AREA\*:  
68 SQ M | 732 SQ FT  
EPC rating TBA upon completion

Room 1  
5.80m x 3.06m  
19’0 x 10’0

Room 2  
9.20m x 3.25m  
30’2 x 10’8

Room 3  
4.48m x 3.32m  
14’8 x 10’11

\*Dimensions are based on Gross Internal Area (GIA)



## FEATURES & SPECFICATION:

- Floor
- Floor screed as required to make all floors level
  - Tenant to install floor finishes
- Walls
- Thermal lining / plasterboard to inside of external walls
  - Internal walls dot and dabbed
  - White paint finish to Rooms 1 and 2
  - External wall stone
  - Sandstone surrounds refurbished and repointed with lime mortar
- Optional specification upgrades available to Ashton House only. Please enquire for full details.

- Roof
- New flat roof surface laid at existing roof light
  - New downpipes
  - Ceiling void insulated
  - New metal frame ceiling installed
  - White paint finish
- Windows and Doors
- Existing windows and doors refurbished
  - Two new windows to North Street

- Electric

Virgin

BT

Water Mains

SVP

Please note:
  - Lease Length: 249 years
  - Warranty Terms: 12-month defect period
  - Estimated Occupation Date: Spring 2025
  - Planning Use: Class E. Please speak to a member of the Sales team for more information.
  - An estate charge will apply. Please speak to a member of the Sales team for more information.
  - Ashton House has connected BT, mains water and electricity.

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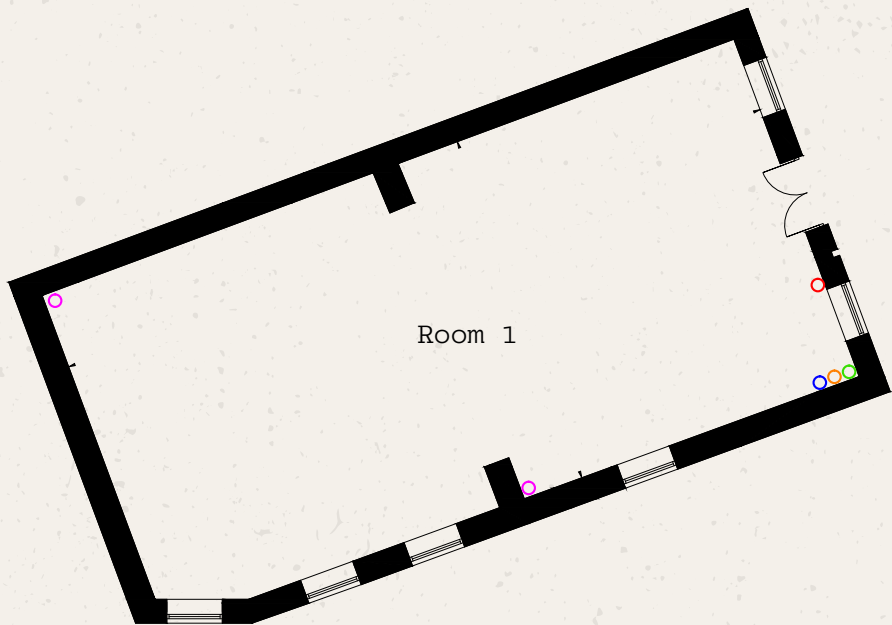


# ADLAM HOUSE

APPROXIMATE AREA\*:  
132 SQ M | 1425 SQ FT  
EPC rating TBA upon completion

Room 1  
16.70m x 8.00m  
54’9 x 26’3

\*Dimensions are based on Gross Internal Area (GIA)



## FEATURES & SPECIFICATION:

### Floor

- 75mm concrete floor screed
- Existing suspended floor removed
- 420mm insulation on metal decking
- Floor fully waterproofed
- 15mm finishes zone

### Walls

- Thermal lining / plasterboard
- White paint finish
- External wall stone repointed with lime mortar

### Roof

- Battens replaced and breathable membrane installed
- Existing pantiles reused to finish roof
- 3x rooflights replaced
- Insulated and boarded ceiling
- Timber beams exposed

### Windows and Doors

- Existing windows refurbished
- New timber door
- Tenant to connect electrical vent in line with building control sign off

- Electric
- Virgin
- BT
- Water Mains
- SVP

#### Please note:

- Lease Length: 249 years
- Warranty Terms: 12-month defect period
- Estimated Occupation Date: Spring 2025
- Planning Use: Class E. Please speak to a member of the Sales team for more information.
- An estate charge will apply. Please speak to a member of the Sales team for more information.

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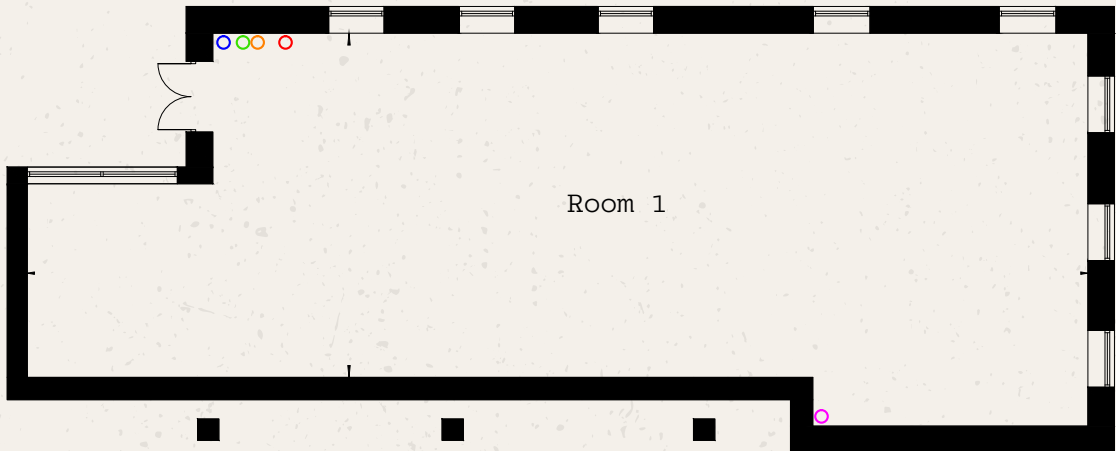


# GARTON HOUSE

APPROXIMATE AREA\*:  
159 SQ M | 1712 SQ FT  
EPC rating TBA upon completion

Room 1  
22.30m x 7.00m  
73’2 x 23’7

\*Dimensions are based on Gross Internal Area (GIA)



## FEATURES & SPECIFICATION:

### Floor

- Concrete slab
- Tenant to screed and install floor finishes

### Walls

- Exposed concrete block to internal walls
- Mix of white render and red brick to external walls
- Concrete block to external wall (car park side)
- Fixed barn door detail to Ashman Road wall

### Roof

- Exposed concrete planks
- Exposed steel beams and columns fire painted

### Windows and Doors

- New aluminium windows and doors

- Electric
- Virgin
- BT
- Water Mains
- SVP

#### Please note:

- Lease Length: 990 years
- Warranty Terms: 12-month defect period. 12-year structural warranty. Manufacturers’ warranty on windows and doors
- Estimated Occupation Date: Spring 2025
- Planning Use: Class E. Please speak to a member of the Sales team for more information.
- An estate charge will apply. Please speak to a member of the Sales team for more information.

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# HERITAGE HOUSE



## FEATURES & SPECIFICATION:

### Floor

- Concrete slab
- Tenant to screed and install floor finishes

### Walls

- Plasterboard finish to first-floor internal walls
- Blockwork finish to inside of ground-floor external walls
- Render, stonework and brickwork to external walls
- Artist mural to external wall (near archway), to be maintained by Principle Managing Agent.

### Roof

- Standing seam cladding to sloping roof
- Bauder finish to flat roof

### Windows and Doors

- New aluminium windows and doors

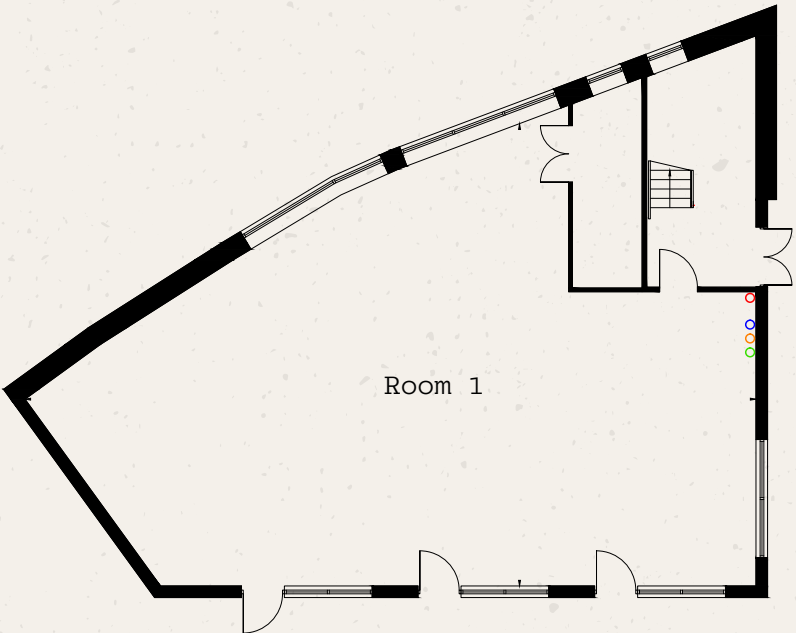
### Other

- Metal staircase with handrails and balustrades

### Please note:

- Lease Length: 249 years
- Warranty Terms: 12-month defect period. Manufacturers' warranty on windows and doors.
- Estimated Occupation Date: Spring 2025
- Planning Use: Class E. Please speak to a member of the Sales team for more information.
- An estate charge will apply. Please speak to a member of the Sales team for more information.

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## GROUND FLOOR

### APPROXIMATE AREA\*:

196 SQ M | 2115 SQ FT

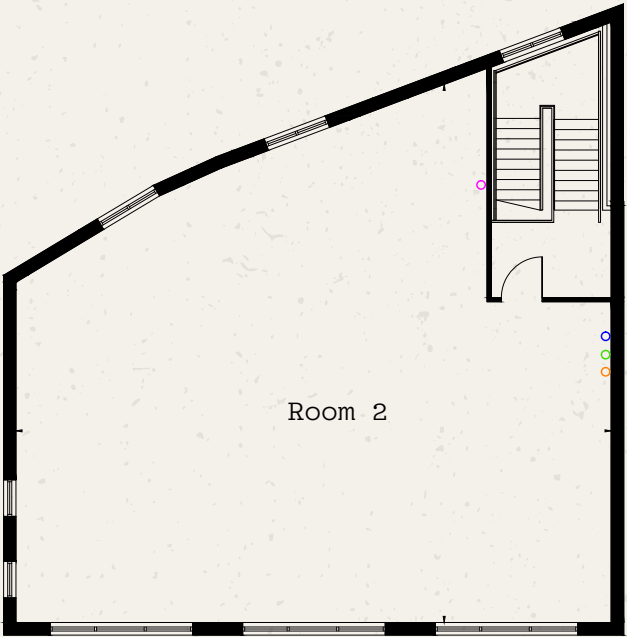
EPC rating TBA upon completion

### Room 1

19.55m x 13.40m

64'2 x 44'0

\*Dimensions are based on Gross Internal Area (GIA)



## FIRST FLOOR

### APPROXIMATE AREA\*:

171 SQ M | 1842 SQ FT

EPC rating TBA upon completion

### Room 2

19.40m x 13.40m

63'8 x 44'0

\*Dimensions are based on Gross Internal Area (GIA)

- Electric
- Virgin
- BT
- Water Mains
- SVP

# COURAGE HOUSE



## FEATURES & SPECIFICATION:

### Floor

- Ground floor back room replacement floor screed
- Front rooms levelled with plywood finish

### Walls

- Sand cement render and paint to external walls
- Insulated plasterboard to inside of external walls
- Painted red details to windows and door head on Ashton Road
- Blockwork finish to inside of ground floor external walls
- White paint finish

### Roof

- Ground floor plasterboard ceiling with white paint
- Double Roman clay tiles to roof
- First floor grid ceiling tile finish

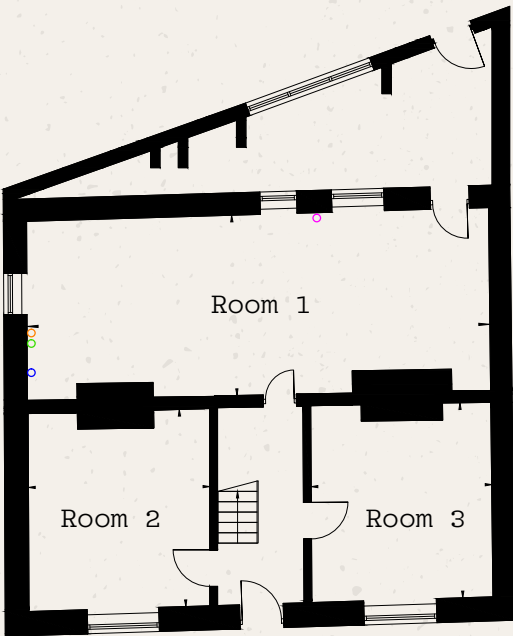
### Windows and Doors

- New external PVC windows and doors

### Please note:

- Lease Length: 249 years
- Warranty Terms: 12-month defect period. Manufacturers' warranty on windows and doors.
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## GROUND FLOOR

### APPROXIMATE AREA\*:

93 SQ M | 1002 SQ FT

EPC rating TBA upon completion

#### Room 1

10.45m x 4.00m  
34'3 x 13'1

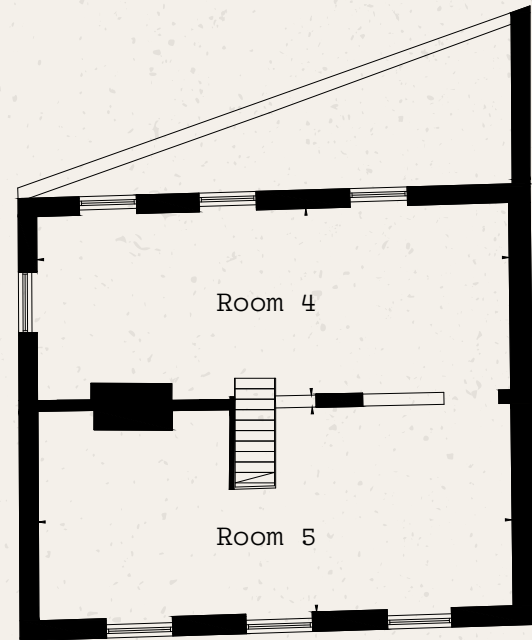
#### Room 2

4.05m x 4.40m  
13'3 x 14'5

#### Room 3

4.00m x 4.40m  
13'1 x 14'5

\*Dimensions are based on Gross Internal Area (GIA)



## FIRST FLOOR

### APPROXIMATE AREA\*:

96 SQ M | 1037 SQ FT

EPC rating TBA upon completion

#### Room 4

10.60m x 4.19m  
34'9 x 13'9

#### Room 5

10.64m x 4.60m  
13'6 x 15'1

\*Dimensions are based on Gross Internal Area (GIA)

- Electric
- Virgin
- BT
- Water Mains
- SVP

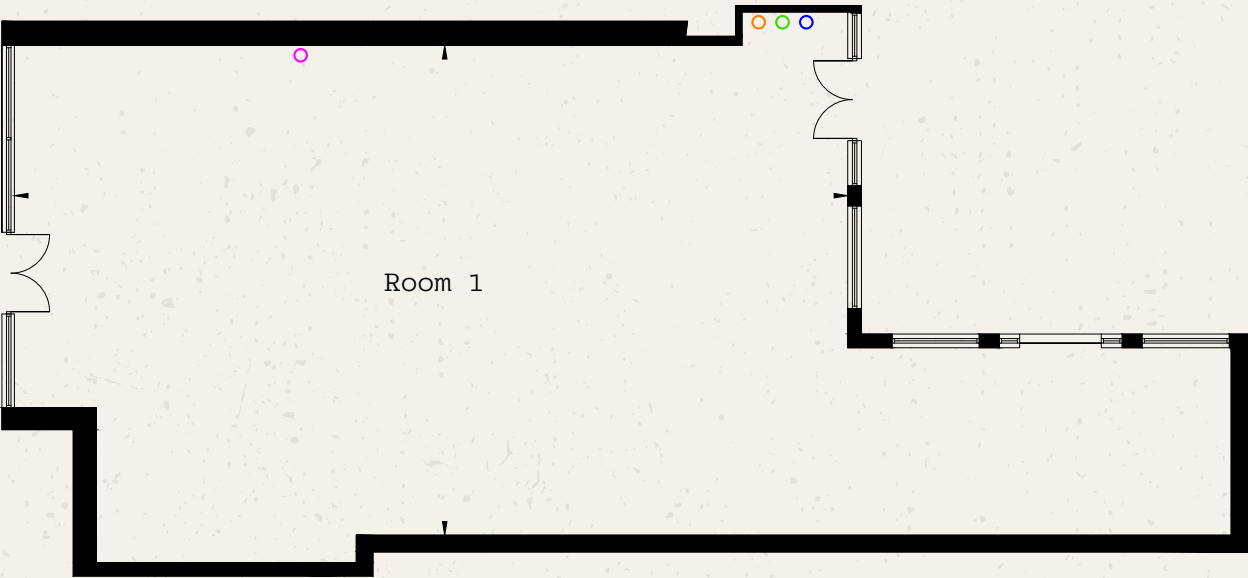


# HARDWICK HOUSE

APPROXIMATE AREA\*:  
234 SQ M | 2515 SQ FT  
EPC rating TBA upon completion

Room 1  
18.20m x 10.79m  
59’9 x 37’1

\*Dimensions are based on Gross Internal Area (GIA)



## FEATURES & SPECIFICATION:

### Floor

- Concrete slab
- Tenant to screed and install floor finishes

### Walls

- Exposed concrete block to internal walls
- Red brick and concrete block to external walls

### Roof

- Exposed concrete planks
- Exposed steel beams and columns fire painted

### Windows and Doors

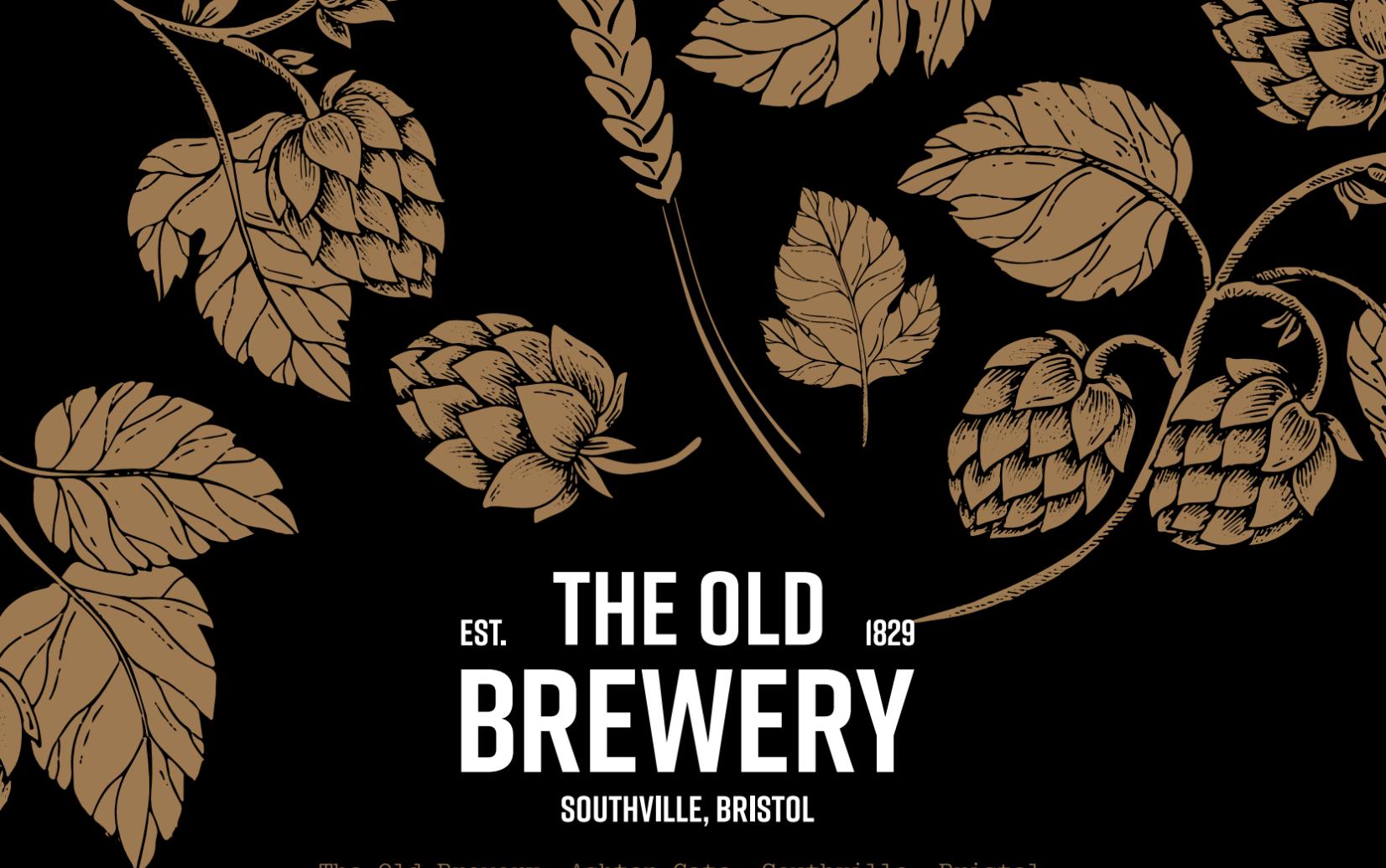
- New aluminium windows and doors

- Electric
- Virgin
- BT
- Water Mains
- SVP

- Please note:**
- Lease Length: 990 years
  - Warranty Terms: 12-month defect period. 12-year structural warranty. Manufacturers’ warranty on windows and doors.
  - Estimated Occupation Date: Spring 2025
  - Planning Use: Class E. Please speak to a member of the Sales team for more information.
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EST. **THE OLD** 1829  
**BREWERY**  
SOUTHVILLE, BRISTOL

The Old Brewery, Ashton Gate, Southville, Bristol,  
**BS3 2EA**

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Correct at time of creation - November 2024.

Designed by Antler.