FERMENTATION

BUILDING

UNIQUE AND COMPREHENSIVELY RESTORED OFFICES TO LET

FINZELS REACH, BRISTOL, BS1 6WQ

AVAILABILITY

FROM 3,305 - 9,239 SQFT

WITH 3 CAR PARKING SPACES

CHARACTER OFFICES IN A HISTORIC WATERFRONT LOCATION

Fermentation Buildings successfully bridge rich industrial history with 21st-century workspace requirements.

HERITAGE ARCHITECTURAL FEATURES

Exposed brick and stone wall finishes, restored window openings, and decorative ironwork.

THRIVING ON-SITE AMENITY

Located directly above Hawkins Lane, a bustling pedestrian hub home to Bocabar, Left Handed Giant Brewpub, Le Vignoble, and weekly street food markets.

PRESTIGIOUS OCCUPIER COMMUNITY

A proven business destination with sustained demand from high-calibre occupiers, underpinned by an established corporate presence and a prestigious office address

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ACCOMMODATION

FLOOR	SQFT	SQM	AVAILABILITY
PT FIRST FLOOR SOUTH	3,305	307	AVAILABLE
PT FIRST FLOOR NORTH	5,934	551	AVAILABLE
TOTAL	**9,239**	**858**	



FLOOR PLAN

FIRST FLOOR



TECHNICAL SPECIFICATION & KEY FEATURES

- VRF air conditioning (exposed ductwork finish)
- Pendant LED lighting scheme
- Full raised access floors
- Feature roof lights & high ceilings
- Dedicated WC & shower facilities
- 3 car parking spaces available
- 100% Electric building operations
- High sustainability credentials (BREEAM Excellent / EPC B)
- Passenger lift access
- Exposed, original character features
- Recently refurbished reception area
- Cycle parking provision is available



CONNECTIVITY & LOCATION

Set between Castle Bridge and Temple Cross, the 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.

BY FOOT

BRISTOL CITY CENTRE	5 mins
CABOT CIRCUS	7 mins
TEMPLE MEADS RAILWAY STATION	13 mins

BY ROAD

Direct access to M32 spur connecting straight to the **M4/M5 motorway junction** (4 miles).

LONDON	118 miles
BATH	12 miles
CARDIFF	44 miles

BY AIR

Bristol International Airport (8 miles south) offers regular direct connections to over **110 global destinations.**

BY RAIL

LONDON PADDINGTON	1hr 39 mins
CARDIFF CENTRAL	52 mins
BIRMINGHAM NEW STREET	1hr 23 mins
SWINDON	34 mins


FERMENTATION
BUILDING
CASTLE PARK
PENN STREET
NEWGATE
OLD MARKET STREET
ST PHILIP'S
BRISTOL FEEDER CANAL
COUNTERSLIP
TEMPLE WAY
BRISTOL
CITY CENTRE
AVON STREET
BRISTOL FEEDER CANAL
VICTORIA STREET
BRISTOL FEEDER CANAL
TEMPLE
MEADS
FINZELS
REACH
TEMPLE MEADS
REDCLIFFE WAY
TEMPLE GATE
REDCLIFFE HILL
RIVER AVON
FINZELS REACH, BRISTOL, BS1 6WQ
RIVER AVON
RIVER AVON









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FURTHER INFORMATION

LEASE TERMS

Available on a new effective full repairing and insuring lease directly from the Landlord for a term to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm exact liabilities.

QUOTING RENT

Upon application to the joint letting agents.

VAT & LEGAL COSTS

All figures quoted are exclusive of VAT. Each party is to be responsible for their own legal and professional costs incurred in any transaction.

USE CLASS

Class E Commercial (suitable for office use).

VIEWING & FURTHER DETAILS

For further information or to arrange an inspection of the available space, please contact the joint letting agents:

ROXINE FOSTER

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