



**BULL WHARF**

**BRISTOL BS1 6QR**

**OFFICES TO LET**

**1,027 SQ FT – 12,462 SQ FT (12 – 38 DESKS)**



# FLEXIBLE, FITTED / CAT A SPACE FROM 12 DESKS TO 38 DESKS

## AVAILABILITY

Floor	Area (Sq M)	Area (Sq Ft)	Car Parking	Specification	Availability
1st Floor Front	95	1,027	1 space	Fully Fitted - 12 desks, 1 x meeting room & 1 x breakout soft seating area & 1 x wall mounted server cabinet with data cabling	Available Immediately
2nd Floor Front	105	1,134	1 space	Fully Fitted - 12 desks, 2 x meeting rooms & kitchen breakout	Available Immediately
4th Floor Front	105	1,134	1 space	CAT A – due to undergo refurbishment to open plan with exposed services (no fit out)	Available Immediately
4th Floor Waterfront	297	3,202	2 spaces	CAT A – due to undergo refurbishment to open plan with exposed services (no fit out)	Available Immediately
5th Floor	296	3,195	2 spaces	CAT A – newly refurbished open plan with exposed services (no fit out)	Available Immediately
6th Floor	257	2,768	1 space	CAT A – newly refurbished open plan with exposed services (no fit out)	Available Immediately
Total	861	12,462			

## THE BUILDING

The available floors and common parts have been refurbished to a high standard to provide contemporary space with impressive amenities for cyclists and runners with a new shower block and secure bike parking.

The office has a brand-new remodelled reception area and refurbished common parts. The office floors benefit from exposed services with new M&E to provide a comfortable and stylish working environment.

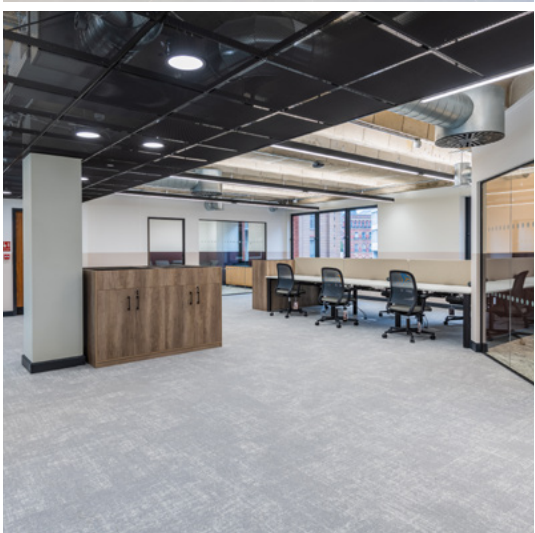
- | Refurbished and remodelled reception area
- | New shower block and secure cycle storage
- | Amazing views over Bristol's Floating Harbour
- | Exposed ceiling with new VRF air conditioning
- | New LED lighting throughout
- | Newly refurbished male and female WCs
- | Parking ratio of 1:1,655 Sq Ft
- | Additional storeroom on 5th floor available to let (760 Sq Ft)



6th Floor 2,768 sq ft

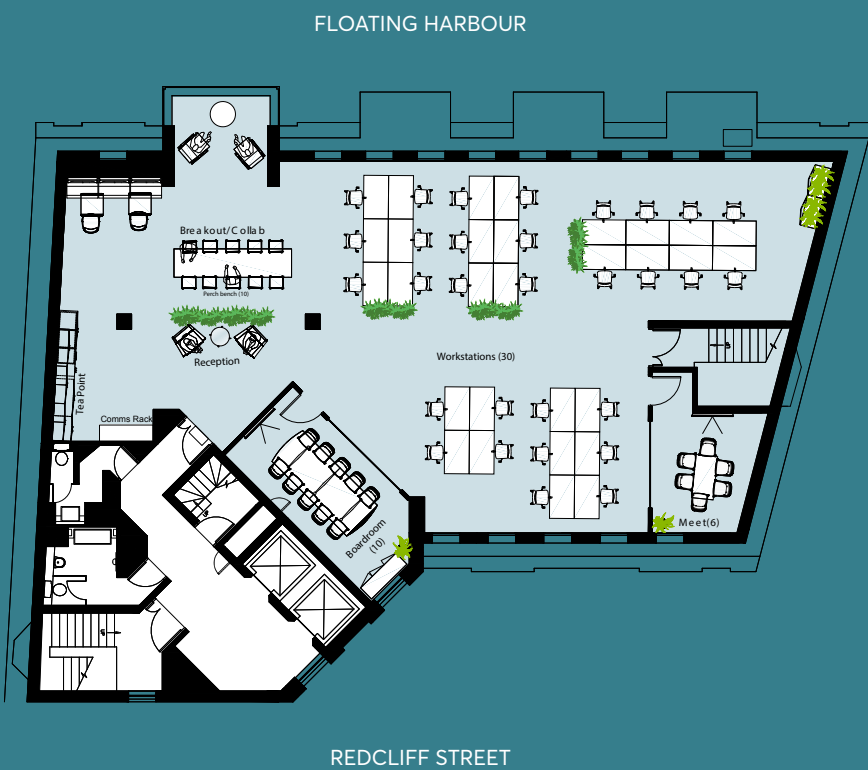


2nd Floor 1,134 sq ft



## 6th Floor

Example fit out plan Floor is currently CAT A open plan, without fit out furniture

















# FULLY FITTED OFFICE SUITES AVAILABLE FOR IMMEDIATE OCCUPATION



## 1ST FLOOR FRONT 1,027 SQ FT (95 SQ M)

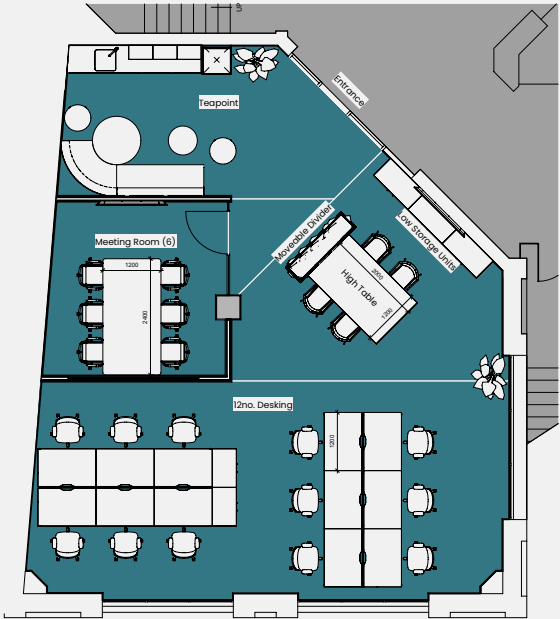
-  12 Desks
-  1 x 6 person meeting room
-  1 x Breakout soft seating area
-  1 x Fully fitted kitchen with white goods
-  1 x High bench seating
-  1 x Wall mounted server cabinet with CAT5e data cabling

## 2ND FLOOR FRONT 1,134 SQ FT (105 SQ M)

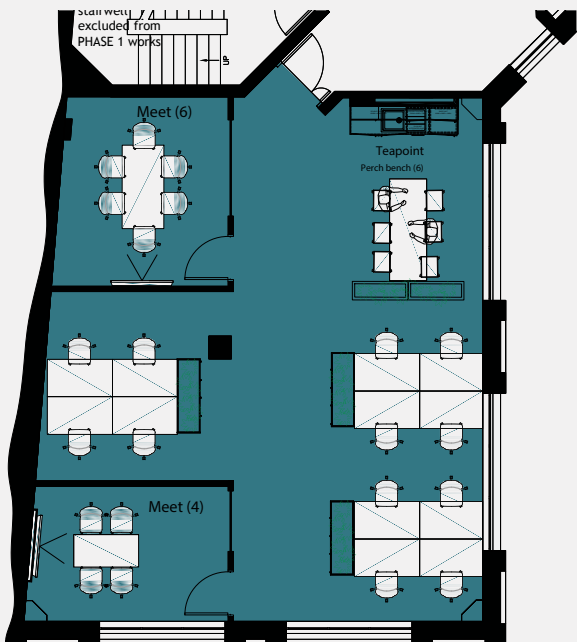
-  12 Desks
-  1 x 6 person meeting room
-  1 x 4 person meeting room
-  1 x Fully fitted kitchen with white goods
-  1 x High bench seating
-  1 x Wall mounted server cabinet with CAT5e data cabling



1ST FLOOR FRONT



2ND FLOOR FRONT







**A FRESH APPROACH  
TO THE WORKPLACE,  
IDEALLY LOCATED IN THE  
HEART OF BRISTOL WITH  
FLEXIBLE LEASE TERMS**



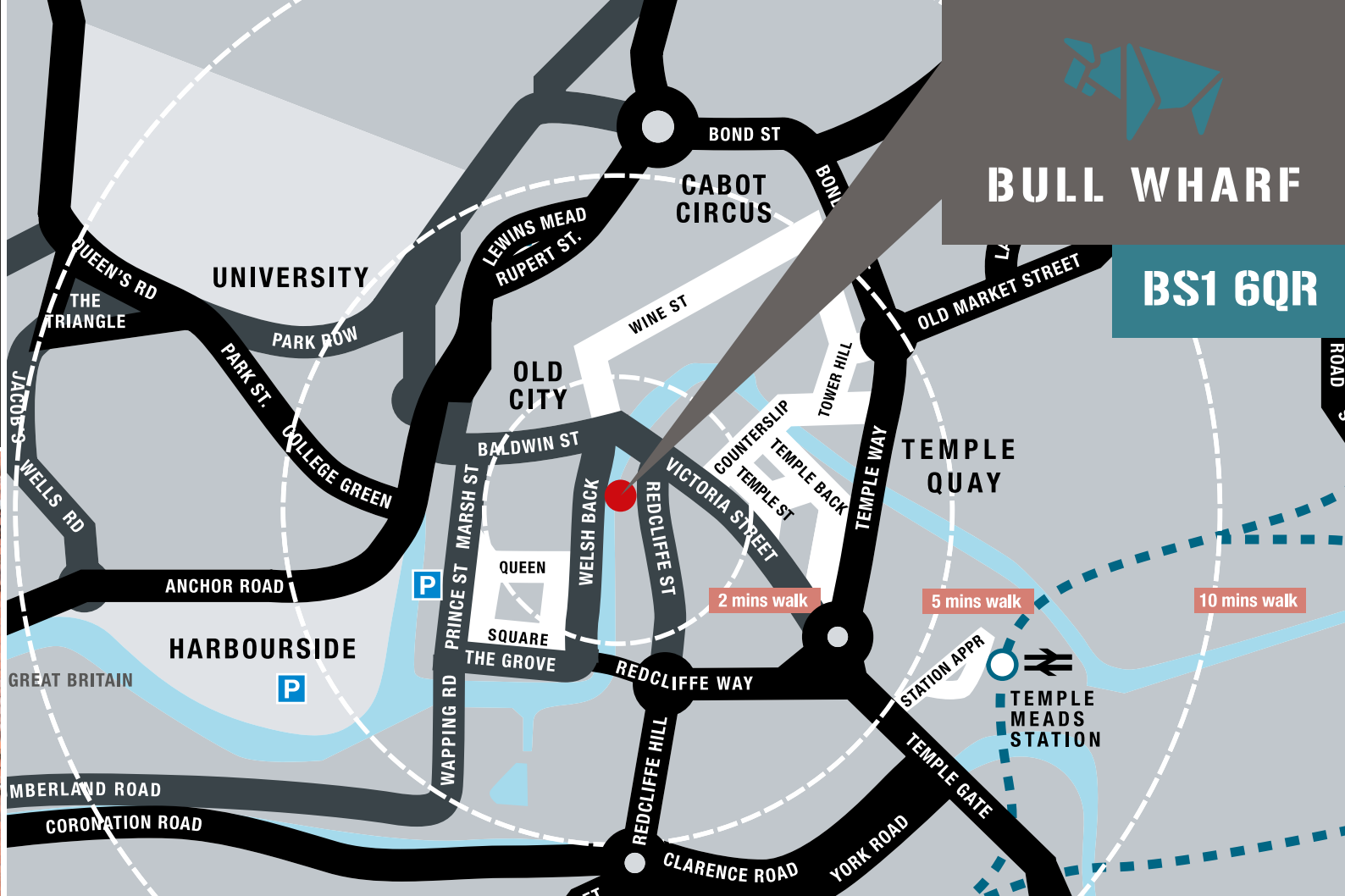
*6th Floor*



# IDEALLY LOCATED

Fronting Redcliff Street, the offices are in a very prominent location which continues to improve and benefit from surrounding redevelopment. Bull Wharf is a 12 minute walk to Bristol Temple Meads station and 10 minute walk to bus / coach station.

The building is located on the doorstep of Bristol Bridge and in turn Broadmead shopping centre and Cabot Circus, Bristol's main retail areas. There is an abundance of nearby food and beverage offerings at St Nicholas Market, Finzels Reach and Victoria Street.



**EPC**  
EPC rating of B.

**TERMS**  
Rent on application.  
Flexible lease terms considered.

**VIEWINGS**  
Please contact the joint agents  
for further information.

 **CSquared**

**Seonaid Butler**  
**M** 07885 250 476  
**E** Seonaid.Butler@cs-re.co.uk

**Richard Ford**  
**M** 07940 540 395  
**E** richard.ford@cs-re.co.uk

 **savills**

**Harry Allen**  
**M** 07807 999 440  
**E** hralen@savills.com

**Sam Williams**  
**M** 07811 762 491  
**E** sam.j.williams@savills.com

**MISREPRESENTATION**  
Important. CSquared and Savills for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of CSquared, Savills or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither CSquared, Savills nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.  
Design by Moose Studios. November 2025.