

REGION Bristot 1&2

# THE DISTILLERY

**AVON STREET** 

### **ONLY 2 SUITES REMAINING**

FULLY FITTED SUITE AT NO.2 READY FOR IMMEDIATE OCCUPATION

**CAT A SUITE AT NO.1** 



Exterior from Avon Street

### FULLY MATURED

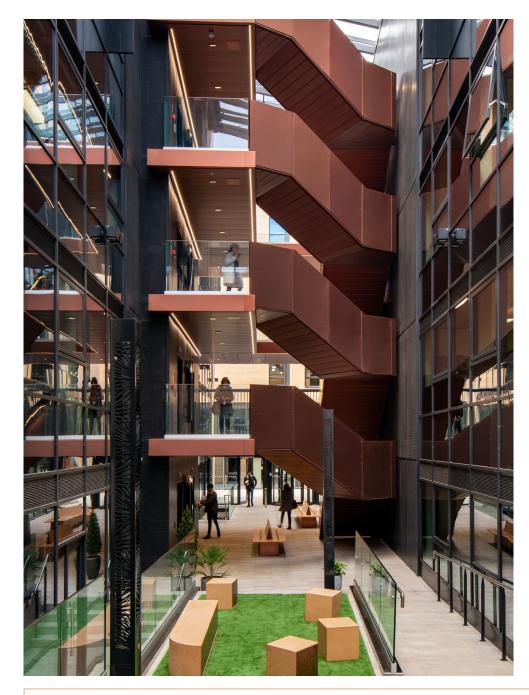
The Distillery is a striking new office development comprising two buildings. No.1 is a nine storey tower offering impressive views of the city and new onsite cafe – whilst No.2 has a unique covered street, a lawn breakout area and stunning link bridges above.

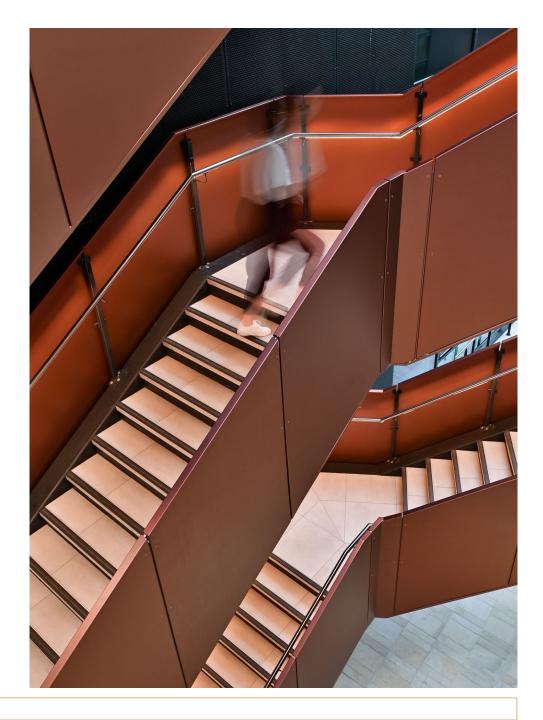
Comprising 93,000 sq ft of flexible and sustainable office to inspire your staff. Forming part of the wider Glassfields development which includes a new 4 star hotel and new city square.



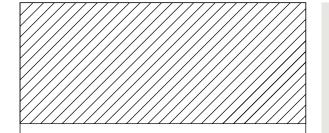


Left: The Street / Above: Exterior from Avon Street





The Street and Lawn - a space for occupiers to enjoy whatever the weather



## SITE PLAN



Measured in accordance with the RICS Code of Measuring Practice



# NO.1 THE DISTILLERY

FLOOR	CONDITION	SQ M	SQ FT
Eighth			
Seventh		Let to	Canada Life
Sixth			
Fifth		Let to	RAMBOLL
Fourth	Cat A	410.2	4,415
Third - North		Let to	Teneo
Third - South		Let to	RAMBOLL
Second		Let to	SNC
First		Let to	PA
Ground		Let to	ar∽adı∥o
Total		410.2	4,415

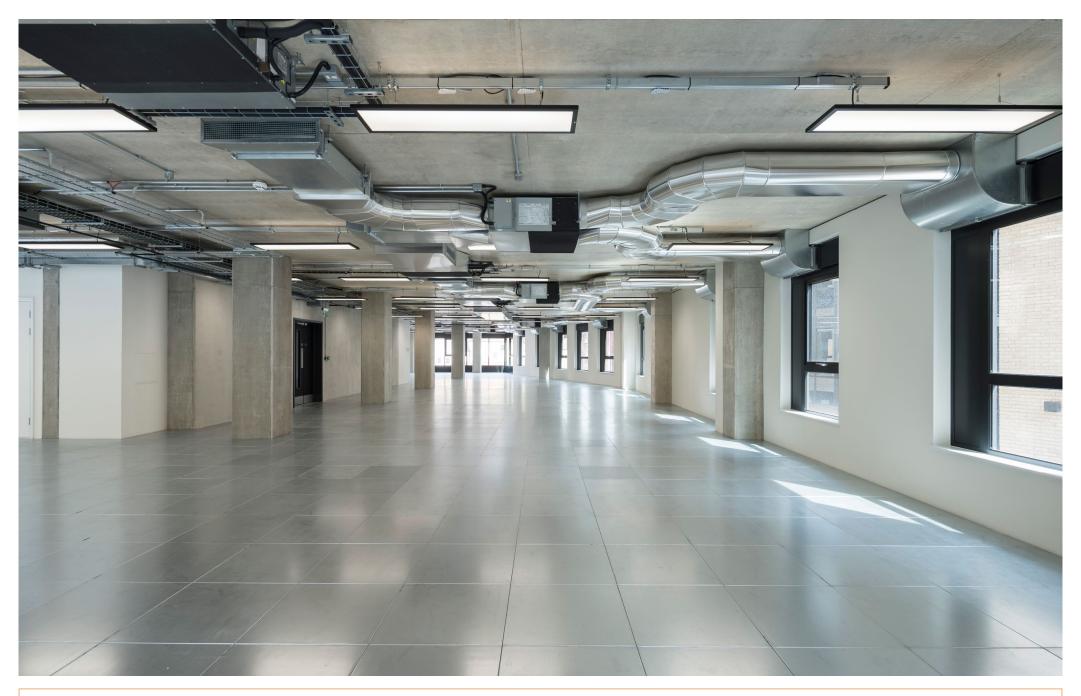






Exterior from Avon Street, cafe and reception

Net Internal Areas



No.1 The Distillery – Typical upper floor, excellent natural light and fantastic views

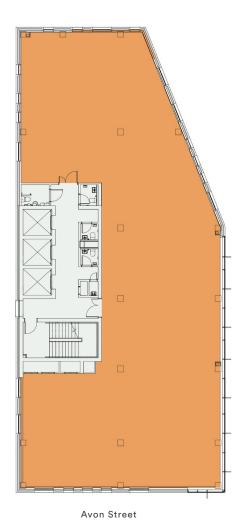
### **NO.1 THE DISTILLERY**



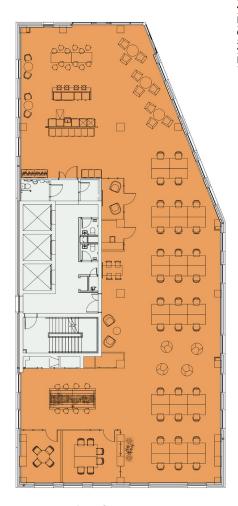
### TYPICAL UPPER FLOOR

### **INDICATIVE FIT OUT**

Office 4,415 sq ft / 410.2 sq m



Office 4,415 sq ft / 410.2 sq m



Open plan desks	34
6 person meeting room	1
4 person meeting room	1
Breakout project spaces	2
Quiet room	1
Zoom room	1
Kitchenette	1

Avon Street

Office
Core



No.1 The Distillery – Indicative plug & play space

### **NO.1 THE DISTILLERY**











No.1 The Distillery - Indicative plug & play space

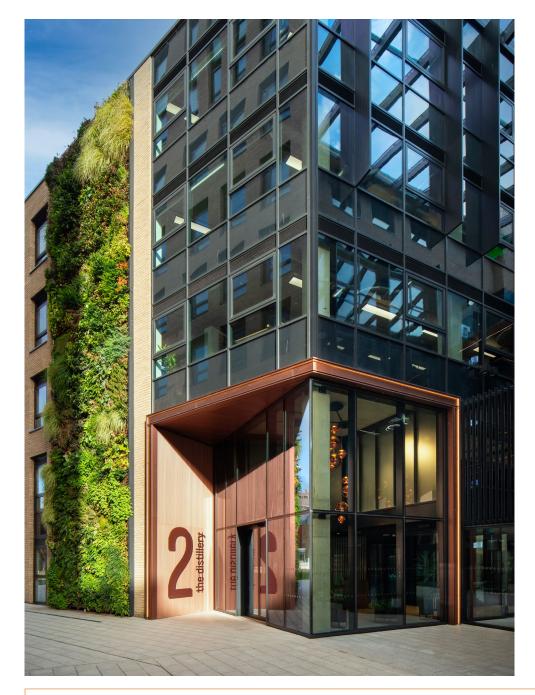
# NO.2 THE DISTILLERY

WING	FLOOR	CONDITION	SQ M	SQ FT
North	Fourth		Let to	pax®
	Third		Let to	(min)
	Second		Let to	IOP Publishing
	First		Let to	IOP Publishing
	Ground	Fully fitted	409.1	4,404
***************************************			7111111111111	***************************************
South	Fifth		Let to	(pax8)
	Fourth		Let to	pax8
	Third		Let to	pax8
	Second		Let to	Clyde&Co
	First		Let to	IOP Publishing
	Ground		Let to	ar∽adı <sup>ll</sup> o
Total			409.1	4,404



Net Internal Areas

Exterior from Avon Street







No.2 The Distillery - main entrance and reception

## **NO.2 THE DISTILLERY**



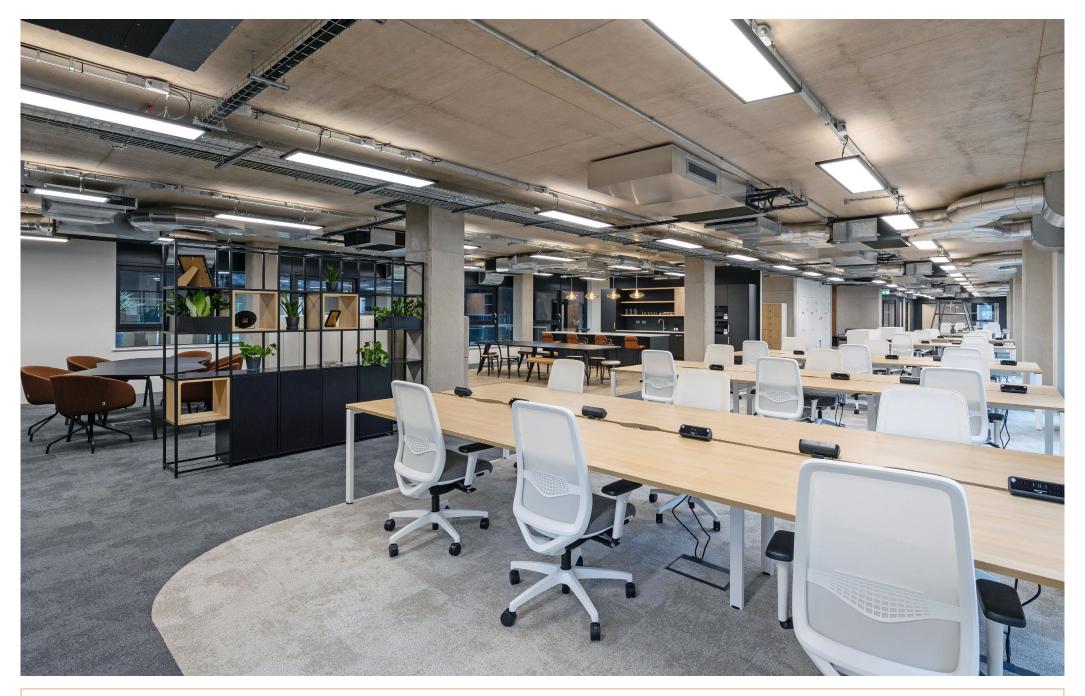
### **GROUND FLOOR**

 North Wing
 Office
 4,404 sq ft / 409.1 sq m

 Total
 Office
 4,404 sq ft / 409.1 sq m

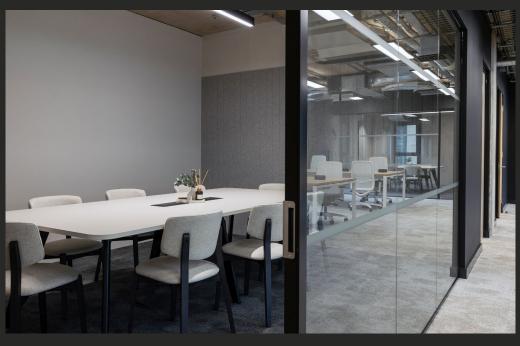
Open plan desks	38
8 person meeting room	1
3 person meeting room	1
Breakout project spaces	4
Quiet rooms	3
Zoom room	1
Kitchenette	1





No.2 The Distillery - Ground floor









No.2 The Distillery – Ground floor





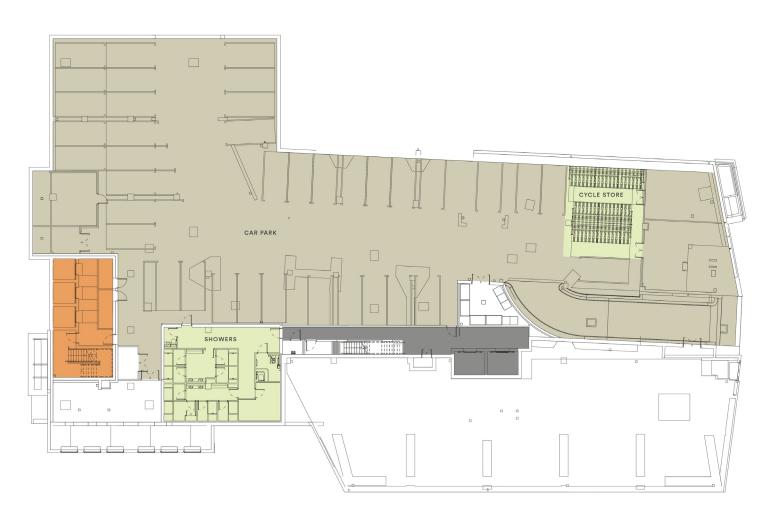






Images clockwise from top left: Bakealicious Café / lift lobby / shower & changing facilities / Bakealicious Café / entrance & green wall

### **BASEMENT**



Avon Street

Car park

9 x Showers

100 x Cycle spaces

No.1 core

No.2 core

#### **SUMMARY SPECIFICATION**

# THE PERFECT BLEND OF CONSIDERED AND HIGH SPECIFICATION FEATURES

05 mins walk

to Temple Meads Station **12** 

to Cabot Circus

**\_\_fitwel**®

Fitwel rated

A

EPC

**BREEAM**®

**Excellent** 



Green wall



Photovoltaic panels on roof



WiredScore -Platinum and Gold



Exposed services VRF air conditioning



Smart <u>LE</u>D lighting



Fully accessible raised floors



38 parking spaces



110 bike parking spaces



2 electric car charging points



2 motorcycle bays



9 showers



120 lockers



**Drying room** 



High speed 8 person passenger lifts



CCTV



**Opening windows** 



Terraces on 2 wings

# A central location with access to a vibrant and diverse amenity offering.

The Distillery is within a five minute walk of Temple Meads station and the prime retail and leisure facilities of Cabot Circus.

On your doorstep you'll find Bakealicious, offering quality coffee and pastries, just a few steps further will bring you to Veeno – a cosy wine bar and kitchen perfect for an evening drink or bite to eat. When it's time to relax, hop across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – or pop-in post work to the Left Handed Giant Brewpub.

The Leonardo Hotel which sits on the opposite corner of the new city square is perfect for those who want to stay over or just enjoy a meal or drink.

- 01 Bakealicious
- 2 Cabot Circus
- 03 Castle Park
- **04** Leonardo Hotel, Bar & Restaurant
- 05 Double Puc
- 06 Veeno
- 07 St Nicholas Market
- **08** Valentine Bridge
- 09 Left Handed Giant Brewpub



















#### Local Amenities Local Occupiers

01 Bakealicious

02 Double Puc

03 Mokoko

04 Veeno

05 Hotel Ibis Bristo Temple Meads

06 Recess

07 Starbucks

08 Bridge Inn

09 The Barley Mow

10 Spicer & Cole

11 Premier Inn

12 Punchbowl

**13** Barikka Tapas Bar

14 Small Goods

15 Yurt Lush

16 Hart's Bakery

17 Left Handed Giant Brewpub

18 Wooly Cactus

19 Moor Beer

20 EATCHU

21 Sainsbury's Local

	01	Cookpad
	02	Ultraleap
	03	Prophecy
	04	Micrima
tol	05	Gresham Tech
s	06	The Specialist
•		Works
	07	Ovo Energy
	08	Burges Salmon

09 Channel 4

10 Amdaris

11 Zone

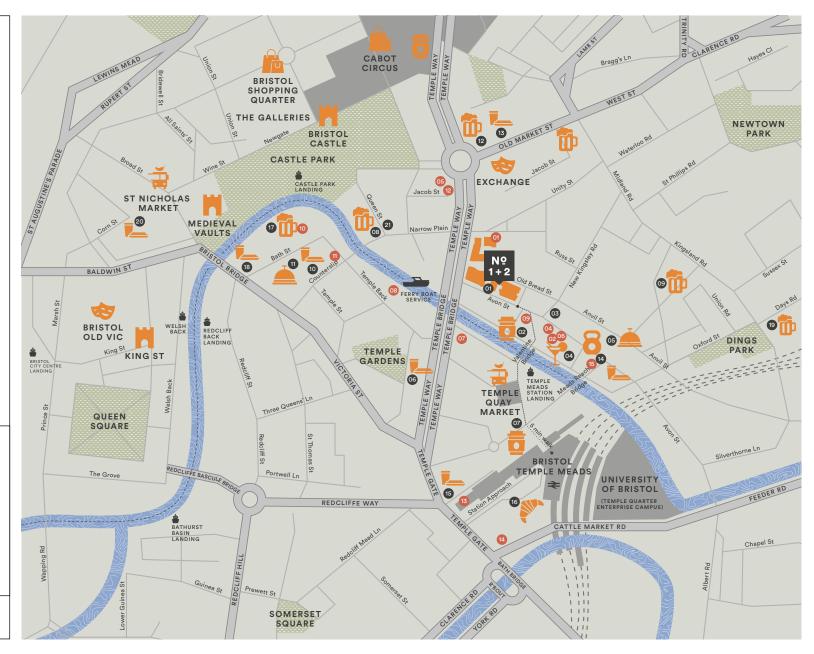
12 Engine Shed

13 Temple Studios

**14** PWC

	Travel Times
Bath	11m
London Paddington	1h 37m
Cardiff	53m
Birmingham	1h 23m
Manchester	3h

Bristol to Bath Cycleway



Terms
Upon application.

Viewings
Please contact the
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