

# CANONS WHARF












Work • Taste • Gather



A reinvigorated  
Harbourside destination

SUMMARY OF CANONS WHARF

# Harbourside spaces to work, taste and gather

-  Three unique opportunities
-  Waterfront location
-  Historic Amphitheatre setting
-  17,591 sq ft of Class E use space
-  External seating
-  1,800 office tenants within the building once fully let
-  Delivered to shell and core with capped services
-  Fully electric building
-  EPC Rating 'A'

Project by **KINRISE** MACTAGGART FAMILY & PARTNERS Designed by **BGY ARUP**



# A waterfront destination



Situated in the very heart of Bristol, Canons Wharf is surrounded by a thriving business community, with many large companies just moments away, including KPMG and Lloyds Bank. This central location is ideal for catering to local offices, meetings, and Harbourside events.



A premium dining  
experience

# Be part of the crowd at Canons Wharf

Canons Wharf offers the opportunity to be part of the re-imagining of Bristol Harbourside. The building is at the heart of Bristol's arts and cultural scene with the iconic Amphitheatre being right on your doorstep. Operators have the potential to establish a hospitality experience unrivalled in Bristol.

## MILLENNIUM SQUARE

- 1 Ritorno Lounge
- 2 Las Iguanas
- 3 Prezzo
- 4 Double Puc Café
- 5 Mocha Mocha
- 6 Slug & Lettuce
- 7 Pizza Express
- 8 Lane 7
- 9 Par 59
- 10 Steak of the Art
- 11 Brewdog
- 12 Costa Coffee
- 13 Spitfire Barbecue

## NARROW QUAY

- 14 V-Shed Wetherspoon
- 15 Za Za Bazaar
- 16 The Bristol Stable
- 17 Watershed
- 18 No. 1 Harbourside
- 19 Under the Stars
- 20 The River Grille
- 21 Ricks Bar
- 22 The Architect

## PARK STREET

- 23 Pizzarova
- 24 GAIL's
- 25 Izakaya
- 26 Swoon Gelato

## WAPPING WHARF

- 27 Bertha's Pizza
- 28 Mokoko Bakery
- 29 Better Food Coffee House
- 30 Little Victories
- 31 Squeezed
- 32 The Jolly Hog: Pigsty
- 33 Root
- 34 Junction
- 35 Gambas
- 36 Salt and Malt
- 37 7 Lucky Gods
- 38 Swoon Gelato
- 39 Cargo Cantina
- 40 Bandoak
- 41 The Athenian
- 42 Magari
- 43 Gurt Wings
- 44 New Cut Coffee

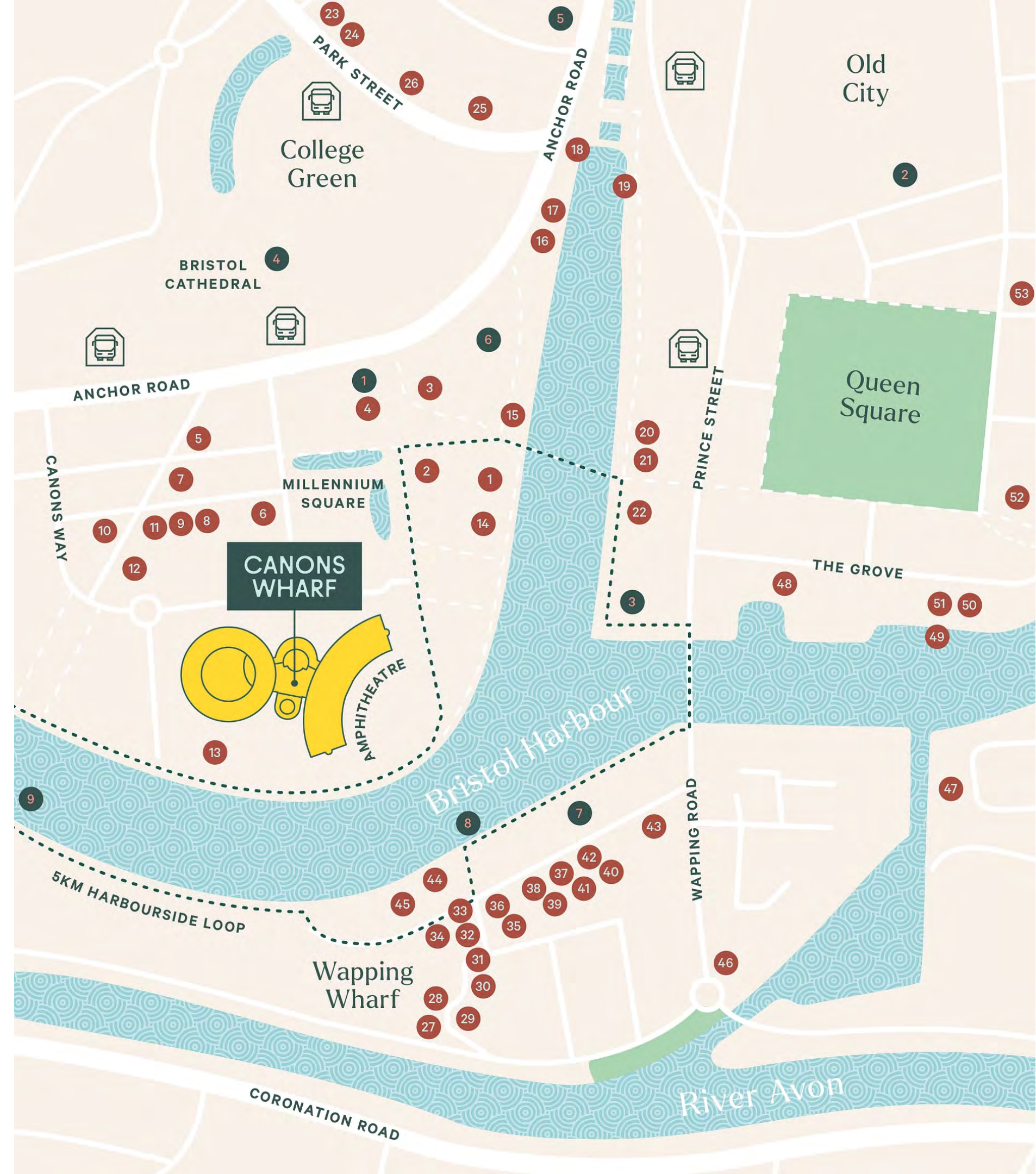
- 45 The Olive Shed
- 46 The Louisiana
- 47 The Ostrich

## QUEEN'S SQUARE

- 48 Mud Dock Coffee House
- 49 Thekla
- 50 Riverstation
- 51 Harbour House
- 52 Coffee#1
- 53 Spicer+Cole

## LEISURE

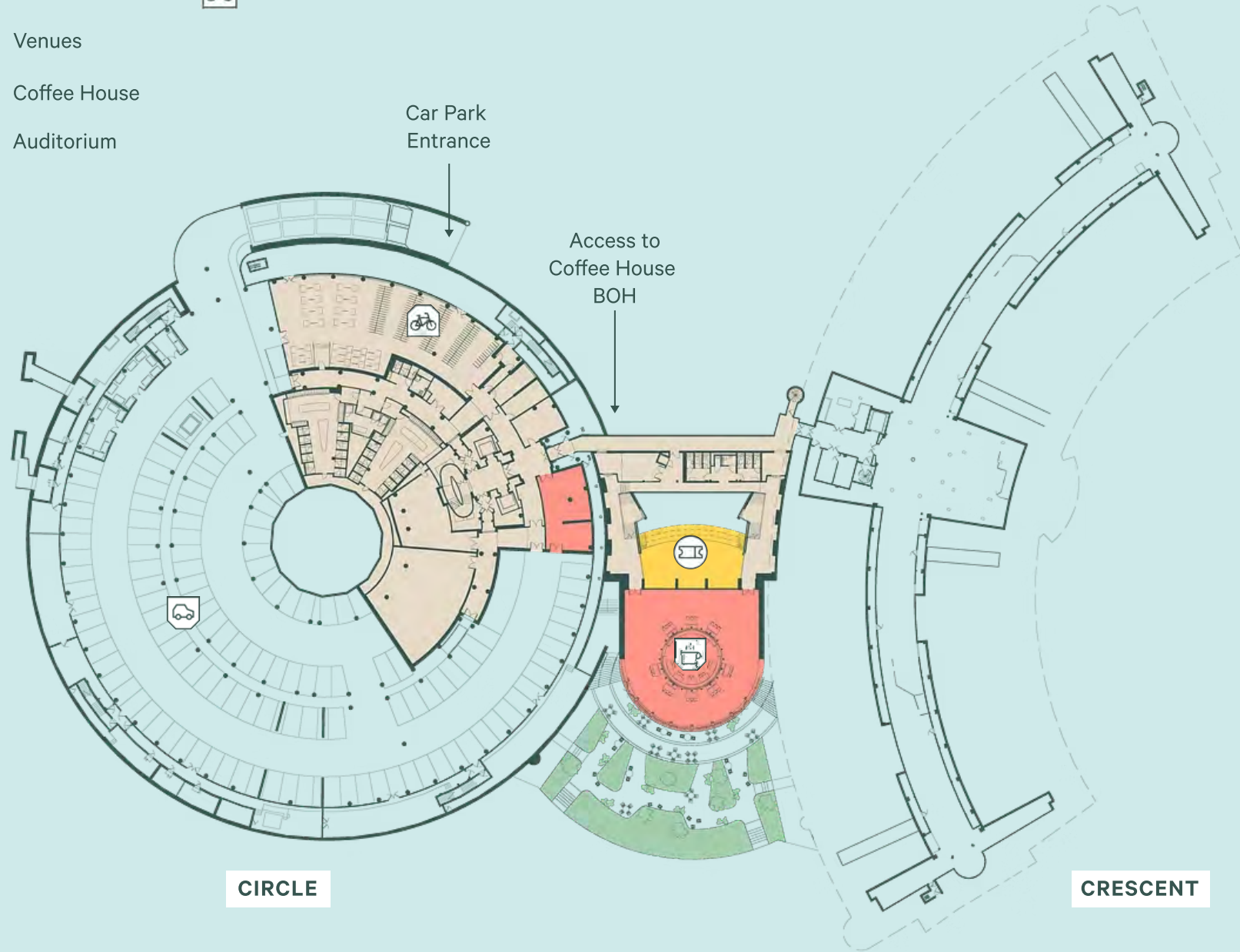
- 1 We the Curious
- 2 The Bristol Old Vic
- 3 Arnolfini
- 4 Bristol Cathedral
- 5 Bristol Hippodrome
- 6 Bristol Aquarium
- 7 MShed
- 8 The Matthew
- 9 SS Great Britain



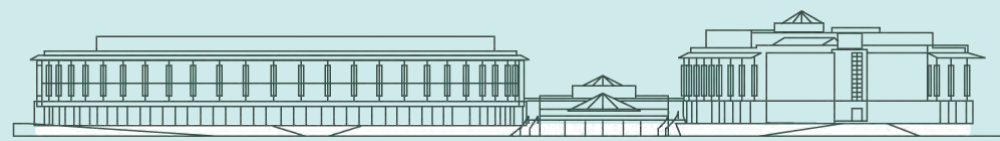
FLOORPLAN

# Lower Ground

- Communal
- Food & Drink
- Venues
- Coffee House
- Auditorium
- Car Park
- Cycle Store



Coffee House FOH	4,034 SQ FT
Coffee House BOH	861 SQ FT

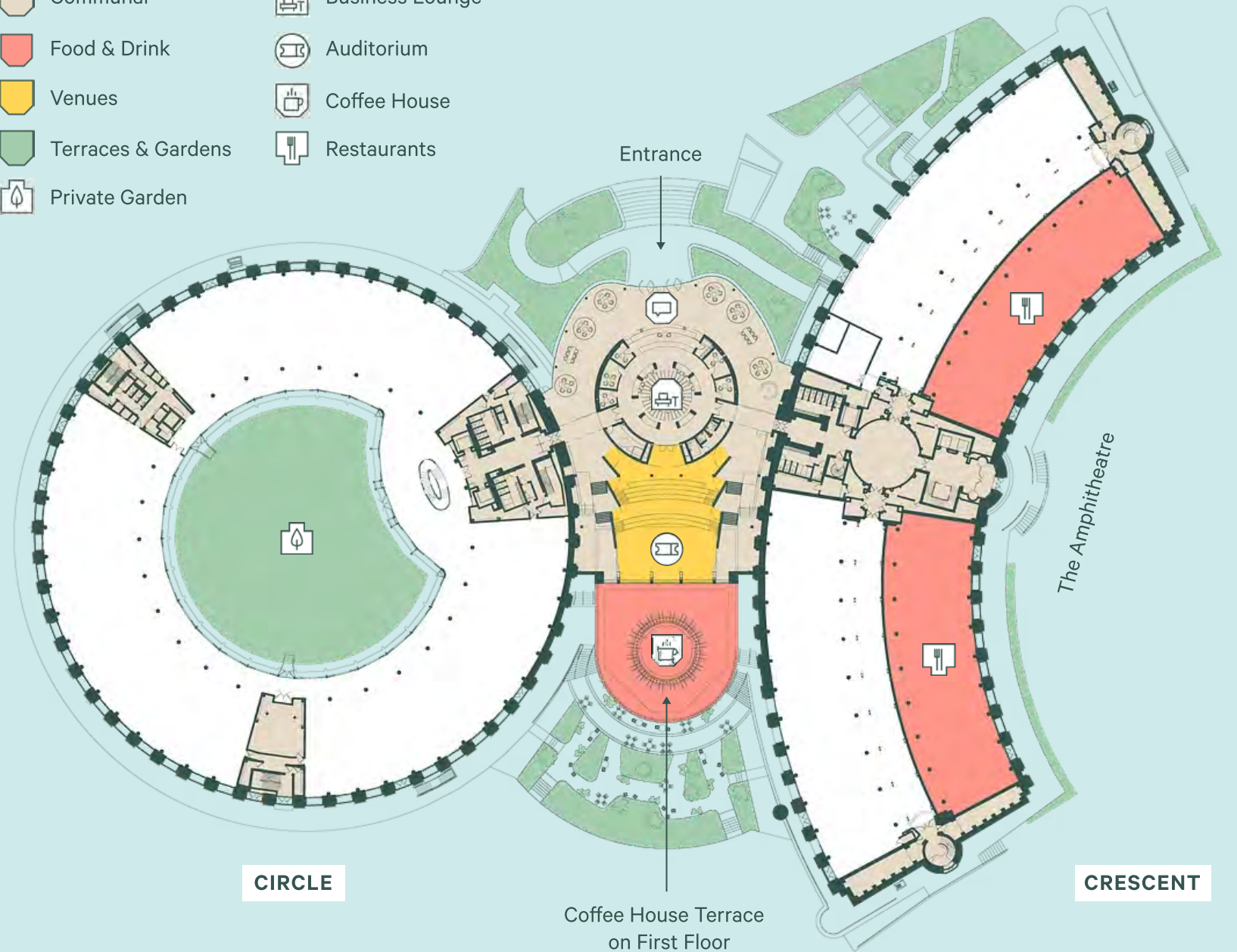


All areas are Gross Internal Area and are subject to final site measurement.

# Ground

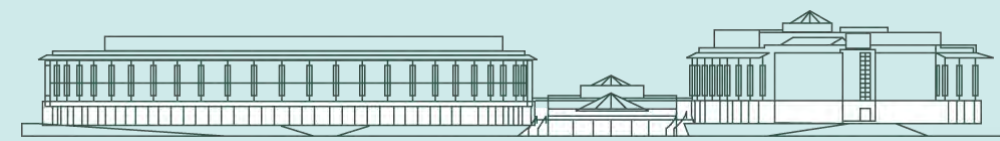


- Office
- Communal
- Food & Drink
- Venues
- Terraces & Gardens
- Private Garden
- Welcome Reception
- Business Lounge
- Auditorium
- Coffee House
- Restaurants



**OFFICES**

Crescent (North)	6,354 SQ FT
Crescent (South)	6,342 SQ FT
Coffee House Terrace	2,877 SQ FT



Plan not to scale – indicative purposes only.



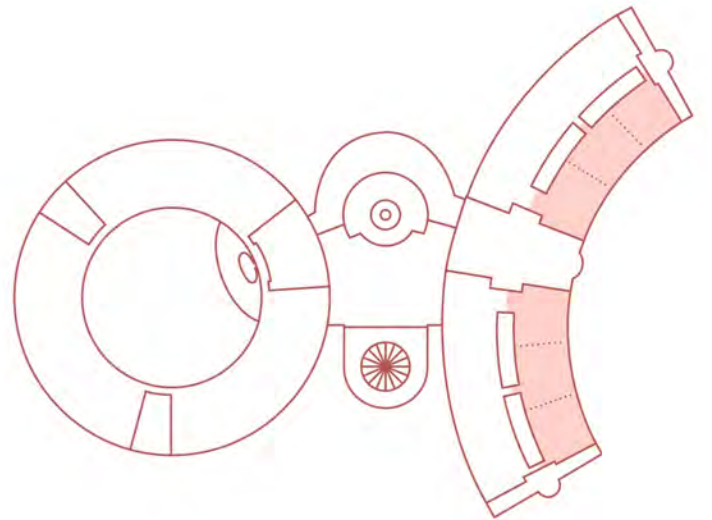
An unrivalled hospitality opportunity in Bristol



# Restaurants

The Ground Floor of the Crescent, overlooking Bristol's iconic Amphitheatre, is to be transformed to offer unique Harbourside opportunities. Flexible floorplates allow operators to occupy part of or whole floor of the Crescent Wings.

Units available from **1,647** to **12,696** sq ft



COFFEE HOUSE ENTRANCE



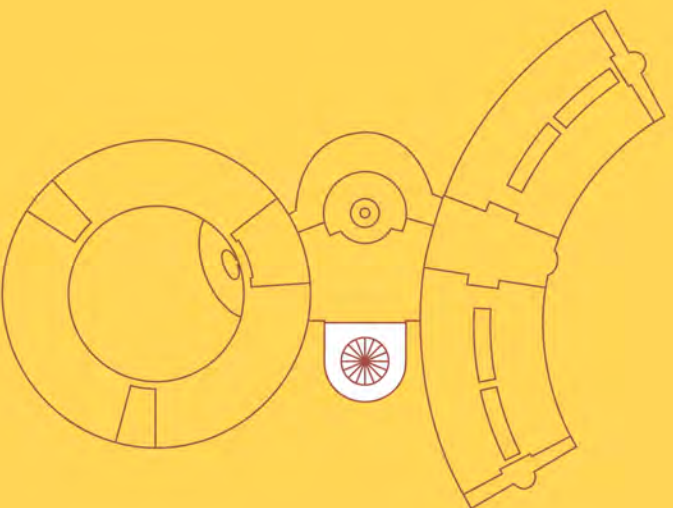
Be part of a  
vibrant community  
at Canons Wharf



# Coffee House

The Ground Floor of the Link Building offers a large retail unit with external seating and a first floor terrace with waterfront views. This provides an opportunity for an all-day brasserie or coffee house operator.

Unit available is **4,894** sq ft



# The Amphitheatre



## **THE CENTREPIECE OF THE HARBOURSIDE**

The Harbourside's Amphitheatre has become home to the city's cultural calendar. To date it's hosted some of Bristol's most unforgettable moments, including music, light installations and food festivals.

# Retail/F&B specifications

## SPACE

**Crescent:**  
 Specification: Shell & Core  
 North Wing: 6,354 sq ft (590 m<sup>2</sup>)  
 South Wing: 6,342 sq ft (589 m<sup>2</sup>)

**Coffee House:**  
 Specification: Shell & Core  
 FOH 4,034 sq ft (375 m<sup>2</sup>)  
 BOH 860 sq ft (80 m<sup>2</sup>)  
 Terrace 2,877 sq ft (267 m<sup>2</sup>)  
 Garden 8,086 sq ft (751 m<sup>2</sup>)

Areas are Gross Internal Areas and are subject to site measurement.

## KEY DIMENSIONS

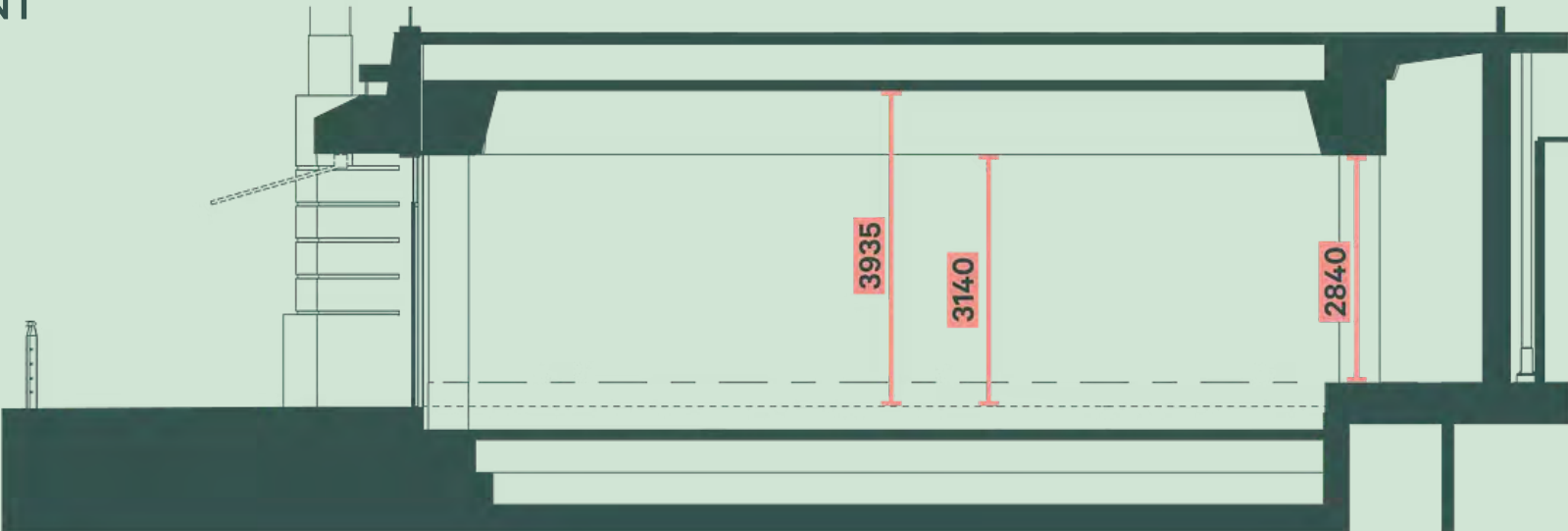
**Crescent:**  
 · North Wing: 3.94m to slab, 3.14m to u/s of coffer, 2.84m to the rear.  
 · South Wing: 3.94m to slab, 3.14m to u/s of coffer, 2.84m to the rear.

Assumes the installation of a 290mm RAF to align with the external ground level.

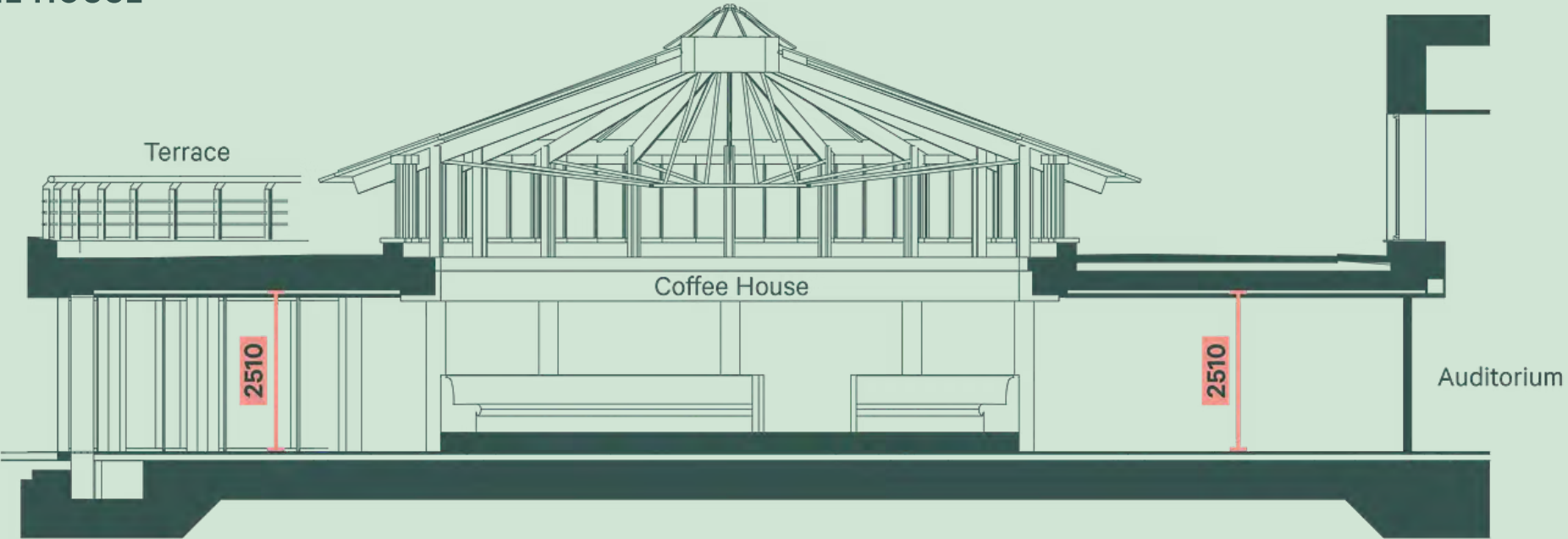
**Coffee House:**  
**FOH:** 2.51m to slab generally, up to 5.9m below rotunda (including 300mm raised floor below banquette seating).

**BOH:** 2.38m existing floor to existing soffit.

## CRESCENT



## COFFEE HOUSE



# Retail/F&B specifications

## STRUCTURAL

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### Crescent:

Superimposed:

- Slab: 1.9 kN/m
- Blockwork wall (to rear): 0.5 kN/m

Imposed:

- 5 kN/m

### Coffee House:

Superimposed:

- FOH 2.2 kN/m
- BOH 2 kN/m

Imposed:

- FOH 4 kN/m
- BOH 4 kN/m

## ELECTRICAL SERVICES

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- 100% electric building, served by private substations.
- Each space has a low voltage connection, via dedicated supplies to isolators.
- The designed electrical load for each space is 500 W/m<sup>2</sup>.

## PUBLIC HEALTH

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Design criteria: 30 LU (28mm; 0.6 l/s max)

### Water supply:

#### Crescent:

28dia BCWS metered capped connection.

#### Coffee House:

##### FOH & BOH:

28dia BCWS metered capped connection.

### Drainage:

#### Crescent:

110 dia SVP and 75 dia VP. Tenant to provide sump pump and FOG management.

#### Coffee House:

##### FOH:

Capped connection in existing 100 dia below ground drainage. Vent via AAV. Tenant to provide FOG management.

##### BOH:

110 dia SVP at high level and 50 dia VP. Tenant to provide sump pump and FOG management.

## HEATING & COOLING

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### Crescent:

Units to be heated and cooled by roof mounted DX plant provided by tenant.

### Coffee House:

Capped 40dia LTHW connections. Designed for 1 person per 3m<sup>2</sup>.

## VENTILATION / EXTRACTION:

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### Crescent:

- Two 500x500 ducts for supply air and extraction to the gable ends only – one set per Wing.
- Roof enclosures per Wing for tenant AHU's.
- Louvres above shopfront windows and doors for a circulation ventilation system, with each grill providing a minimum of 0.3m<sup>2</sup> free area. Up to 0.75m<sup>2</sup>/s per opening.
- Designed for 1 person per 3m<sup>2</sup>.

### Coffee House

#### FOH:

- Natural ventilation via 24no. openable windows in the roof light.
- Supply via 750x600 duct and perimeter floor trench and grille.
- Supply ventilation boost via two supply fans and 600x500 ducts from roof intake to floor trench.
- 10 l/s/person (fresh air) based on 1 person per 3m<sup>2</sup>.

#### BOH:

- Mechanical supply air ventilation.
- 300x200 kitchen extraction to roof.

#### Metering:

Demised electricity and water are metered separately and will be billed separately to the service charge.

# Retail/F&B specifications

## FIRE

### Crescent:

Case	Access to lower plinth	External furniture (1.4m width)	No. of occupants in each Crescent retail Wing
1	Yes	No	768
2	Yes	Yes	598
3	No	No	463
4	No	Yes	293

*If each Crescent Wing is subdivided, the total sum per Wing needs to be less or equal to the figures above.*

- The capacity numbers are based on each demise having a minimum of two means of escape.
- A 2.0m corridor to the upper plinth must be maintained for fire escape purposes.
- Fire detection and alarm by the tenant.
- Tenant’s fire alarm system is to be designed in accordance with a category L1/P1 system to BS5839-1:2025.

### Coffee House

**FOH:**  
Total number of occupants: 364 persons.  
Additional number of occupants on the terrace: 60 persons.

**BOH:**  
Total number of occupants: 60 persons.

## CONNECTIVITY

- The building is open to all ISP’s via the NODE system.
- For speed and ease, and to avoid wayleaves, the landlord is able to supply bandwidth at the going market rate.

### TENANT FIT OUT GUIDE

- The landlord’s Listed Building Consent (“LBC”) (ref: 25/13666/LMA) includes approval for fit out principles and typical details.
- Any departures from the fit out guide will be subject to a separate tenant LBC.

## EXTERNAL SEATING

- Crescent:**
  - Right to use a 1.4m zone from the façade line for external furniture.
- Coffee House:**
  - Right to use the Harbourside garden for external seating.

## SERVICING

- Crescent:**
  - The spaces can be serviced from either side, or central, of the upper plinth via the ramps and stairs.
  - Servicing from the north via a loading bay on Canons Way.
  - Servicing from the south via Hannover Quay.

**Coffee House:**  
**FOH:** Serviced from Hannover Quay.

**BOH:** Service via the lower ground car park and loading area.

## REFUSE

- Dedicated external refuse store for all retail and/or leisure occupiers to the south of the Circle Building and adjacent to Hannover Quay.

# Retail/F&B specifications

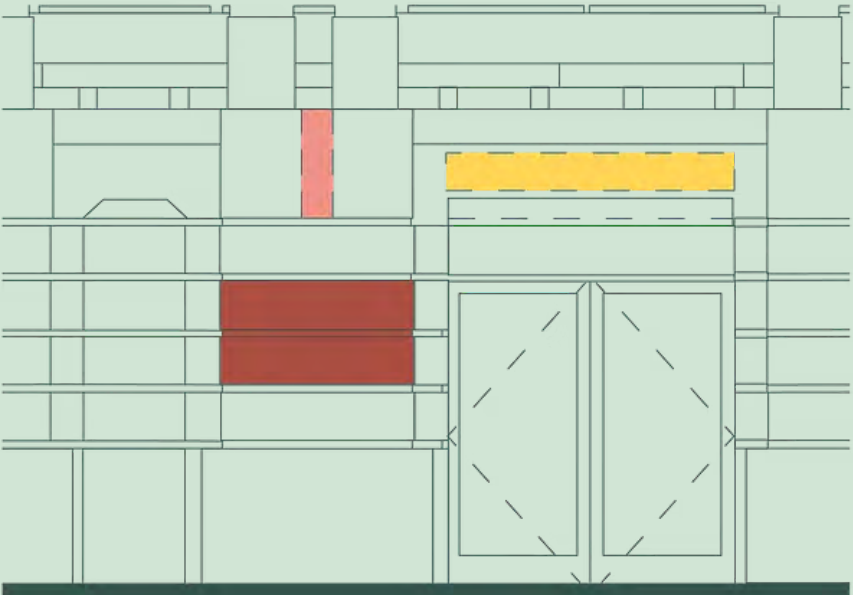
## SIGNAGE

The signage fixing and placement strategy has been negotiated and agreed as part of the LBC (ref: 25/13666/LMA), which mirrors the following principles:

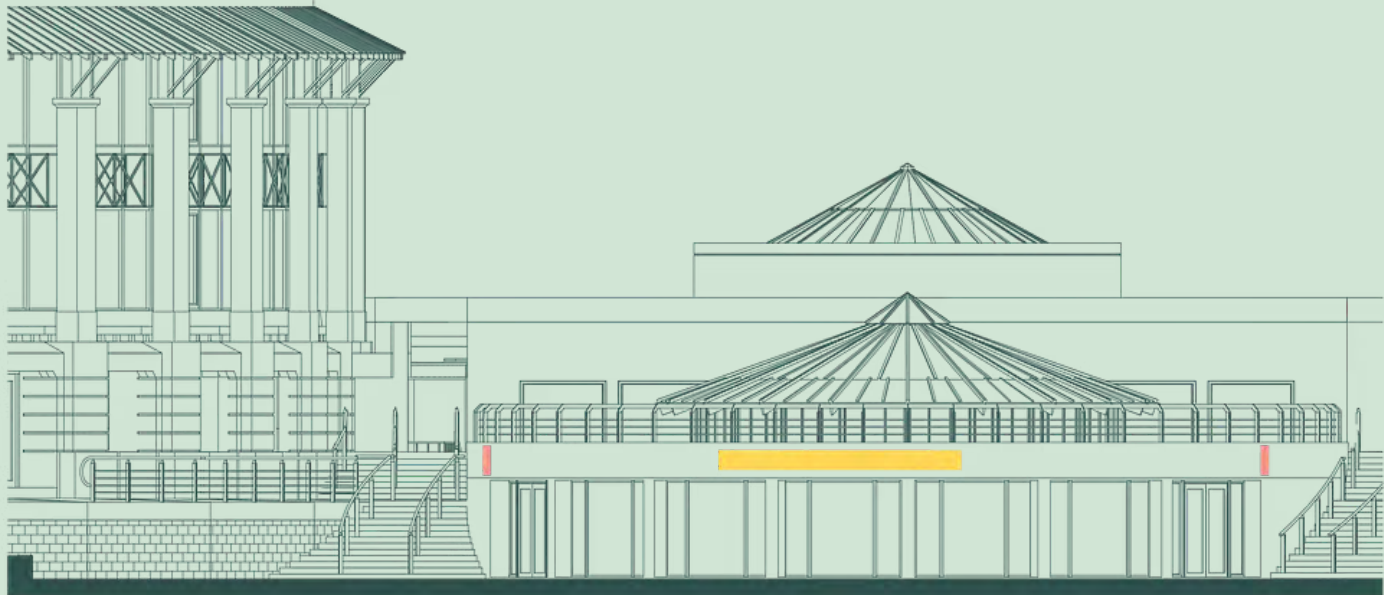
- Crescent:**
- Pin-mounted, back-light, signage aligned centrally to the piers by the entrance doors.
  - Projecting signage aligned centrally to the piers by the entrance doors.
  - Pin-mounted, back-light, signage aligned centrally to the alcove by the entrance doors.
  - Retractable awning, to the specification and colour determined by the landlord and/or planning to ensure consistency across the façade.




- Coffee House:**
- Projecting signage aligned centrally to the piers by the entrance doors.
  - Pin-mounted, back-light, signage aligned centrally to the shopfront.

## CRESCENT



## COFFEE HOUSE

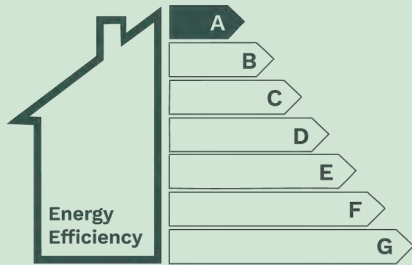


-  Zone for projecting signage to be aligned centrally to pier.
-  Zone for pin-mounted, back lit signage to be aligned centrally to pier, adjacent to unit entrance.
-  Zone for pin-mounted, back lit signage to be aligned centrally to opening below must not extend beyond opening extents below.

Note: the tenant is responsible for securing the appropriate advertising consent for any signage. Any alterations are subject to landlord, planning and Listed Building Consent.

# Retail/F&B specifications

## SUSTAINABILITY



EPC Rating 'A'.



BREEAM  
'Excellent' (2014)

## TARGETS

Target Energy in Use Intensity (EUI):  
**89.5 kWh/m<sup>2</sup> per annum with PV offset.**

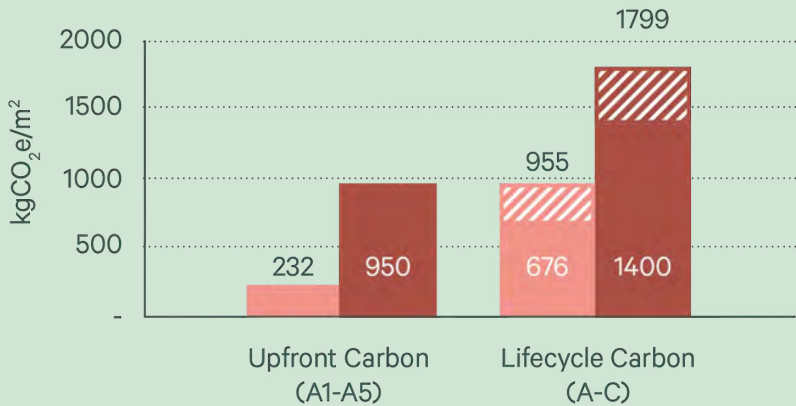
Target Upfront carbon (A1-A5) carbon:  
**232 kgCO<sub>2</sub>e/m<sup>2</sup>.**

Target Whole life cycle carbon (A-C) carbon:  
**676 kgCO<sub>2</sub>e/m<sup>2</sup>.**

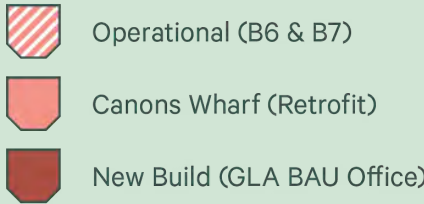
**1** The target EUI is below the 2028 retrofit target (91 kWh/m<sup>2</sup>) of the UK Net Zero Carbon Building Standard's pilot. At Practical Completion, the building would be considered **Carbon Net Zero in Operation**. The occupational costs to occupy Canons Wharf will be competitive with, if not better than, that of a new build.

**2** The measured upfront carbon intensity of 232 kgCO<sub>2</sub>e/m<sup>2</sup> is 48% below the 2030 retrofit target of the UK Net Zero Carbon Building Standard's pilot. Canons Wharf will be one of Bristol's only scientifically measured **Carbon Net Zero in Construction** office buildings.

**3** Over a 60-year period, this reflects a **47% saving in carbon vs. a typical new build**, or a 16% carbon saving vs. a net zero new build. Therefore, the carbon footprint (upfront and operational) of the tenant's occupation at Canons Wharf would be significantly lower over the term of the lease.



Results from Arup's RIBA Stage 3 WLCA Report dated 10 November 2025.



# CANONS WHARF

Pre-leasing now from 1,647 to 17,591 sq ft

Book your tour today

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