

# the paragon

BRISTOL | BS1 6BX

13,328 SQ FT OF FLEXIBLE GRADE A OFFICE SPACE  
OPPOSITE FINZELS REACH IN THE HEART OF BRISTOL CITY CENTRE



# an established landmark

The Paragon is a prominent office building providing Grade A office space for a number of high-profile businesses. Join EY, Marsh McLennan and Thrings Solicitors at one of the best addresses in the city.







# easy to reach

The Paragon is part of Finzels Reach district and close to many of Bristol's most popular areas.

Finzels Reach features weekly street food markets and independent bars, restaurants and cafes including Spicer+Cole, Bocobar, Lamaya, The Wellhead, LHG, Le Vignoble and Premier Inn. Pret a Manger, Tesco Express and Origin Coffee are all within the ground floor of the building.

A short walk over the Floating Harbour takes you to the green space of Castle Park, the historic Old City with numerous amenities including the renowned St Nicholas Market, and Broadmead and Cabot Circus shopping quarters.







A comprehensive refurbishment throughout the communal space elevates the profile of the building. A new entrance design with canopy provides welcoming access.

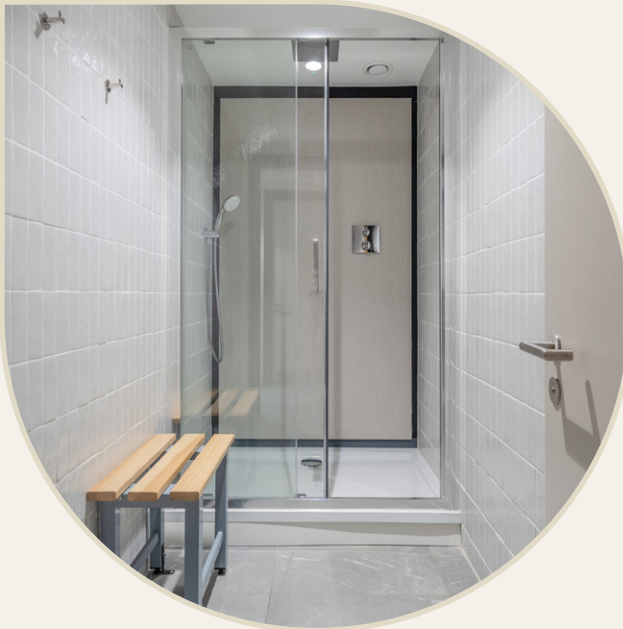
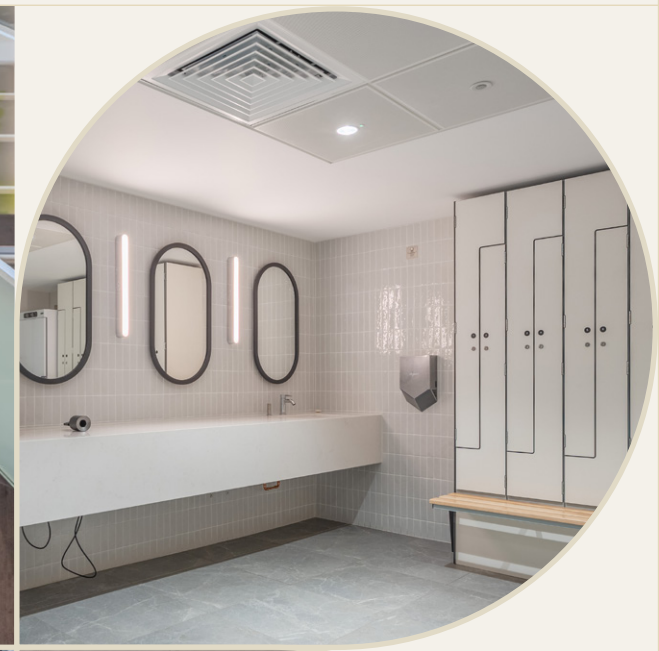
entering  
a new  
phase





The contemporary concierge reception and lounge within the central atrium create an impressive and comfortable area for guests and colleagues. Fob access gates provide additional security for occupiers.





new lounge area, showers  
and changing facilities





## fourth floor

13,328 sq ft (1,238 sq m)

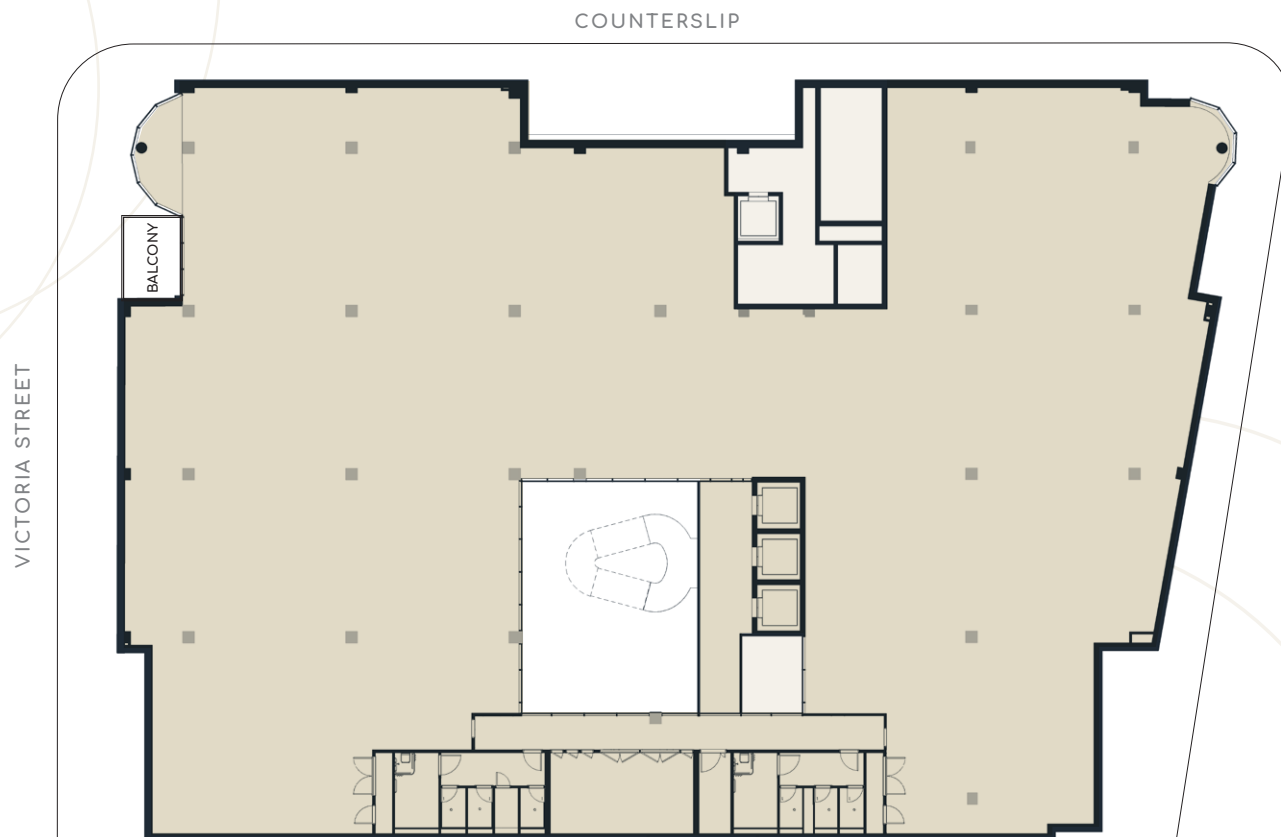


fantastic natural light  
and full height feature  
windows with views of  
Finzels Reach

Set in this impressive five-storey building, the fourth floor presents 13,328 sq ft (1,238 sq m) of light, spacious and open plan office accommodation, providing a modern contemporary work space.

## high specification

The building has a secure basement car park, alongside new and extensive 'end of trip' facilities with bike storage, separate shower cubicles and comfortable changing areas with lockers and drying cabinets.



CONCIERGE  
RECEPTION



WELCOME  
LOUNGE



SECURE CYCLE  
STORAGE



9 NEW  
SHOWERS



64 LOCKERS PLUS  
DRYING CABINETS



5 PARKING  
SPACES



NEW  
ENERGY EFFICIENT  
A/C



NEW  
CEILING &  
LED LIGHTING



TARGETING  
EPC A



WiredScore

PLATINUM



ACTIVE SCORE

BREEAM

EXCELLENT



#### RAIL CONNECTIONS

Cardiff	49 mins
Exeter	49 mins
Reading	1 hour 6 mins
Birmingham	1 hour 21 mins
London	1 hour 37 mins

#### ROAD CONNECTIONS

Cardiff	55 mins
Reading	1 hour 24 mins
Exeter	1 hour 35 mins
Birmingham	1 hour 42 mins
London	2 hours 6 mins

## well connected

Just a 10 minute walk from Temple Meads Station, The Paragon is perfectly positioned for the city's transport infrastructure. Bristol's dedicated cycle network passes the building and access to bus routes across the city are within a few minutes walk.

#### ON FOOT

Corn Street & St Nicholas Market	5 mins
Castle Park	5 mins
Queen Square	8 mins
Temple Meads Station	10 mins
Harbourside	11 mins
Cobot Circus	11 mins





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For further information, please contact the joint agents

**Hartnell  
TaylorCook**

**Chris Grazier**  
07788 105 578  
[chris.grazier@htc.uk.com](mailto:chris.grazier@htc.uk.com)

**Natalie Bennett**  
07799 773 808  
[natalie.bennett@htc.uk.com](mailto:natalie.bennett@htc.uk.com)

**Ian Wills**  
07989 399 070  
[ian.wills@jll.com](mailto:ian.wills@jll.com)

**Hannah Waterhouse**  
07855 414 570  
[hannah.waterhouse@jll.com](mailto:hannah.waterhouse@jll.com)



IMPORTANT NOTICE: These particulars are intended only as a guide and must not be relied upon as a statement of fact. They are not intended to constitute any part of an offer or contract and all plans, floor area and diagrams should be treated strictly for guidance only and are not to scale. Designed and produced by Sprague Gibbons Ltd. September 2025.