

**OUTSTANDING
GRADE A OFFICES
TO LET 8,719 SQ FT**

**BRIDGEWATER HOUSE,
COUNTERSLIP,
BRISTOL BS1 6BX**

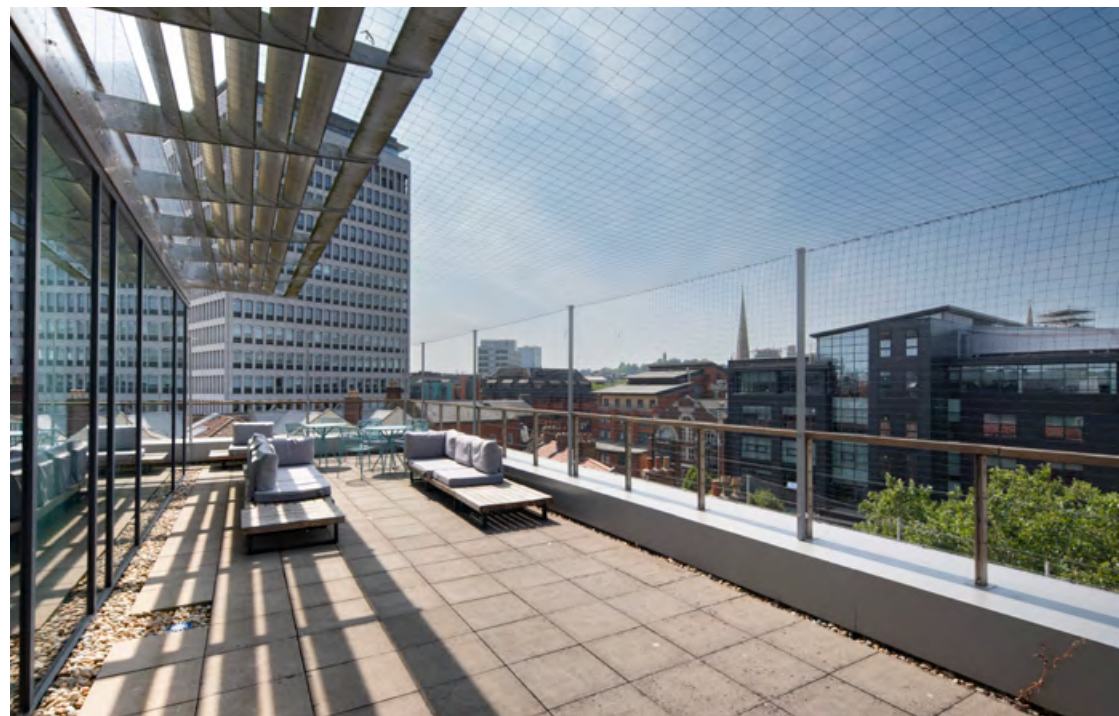


FINZELS REACH

Outstanding Grade A office space located in one of Bristol's most vibrant office locations, Finzels Reach.

Finzels Reach is one of the city's leading office destination and has attracted occupiers including Channel 4, English Heritage, Parmenion, Mewburn Ellis and EY.

Finzels Reach offers occupiers the most comprehensive range of onsite amenities in the city including Bocabar, Spicer & Cole, Le Vignoble and the Left Handed Giant Micro Brewery together with an onsite Premier Inn.



THE SPACE

High quality office floor offering a mixture of individual executive offices and open plan areas plus a large kitchen and break-out area, collaboration space and a roof terrace.

Floor to ceiling glass panels take advantage of the excellent natural light giving the accommodation an excellent feeling of light and space.



AMENITIES



Four pipe fan coil
air conditioning



Metal tiled
suspended ceilings



Daylight linked
LG7 lighting



Full access
metal tiled
raised floors



Showers,
drying facilities
and lockers



Four 16 person
passenger lifts &
goods lift



Secure bicycle
& motorcycle
parking



BREEAM
Excellent



High specification
WCs to all floors



FLOOR PLAN



Not to scale, for indicative purposes only.

LOCATION

Bridgewater House is located in the heart of Bristol in Finzels Reach, within a short walk of Bristol Temple Meads station, Cabot Circus shopping centre and a wealth of city attractions.



BY RAIL

Bristol Temple Meads station is a ten-minute walk away, connecting directly to major UK cities, including London Paddington.



BY BIKE

Bridgewater House is adjacent to the National Cycle Network (Route 40).



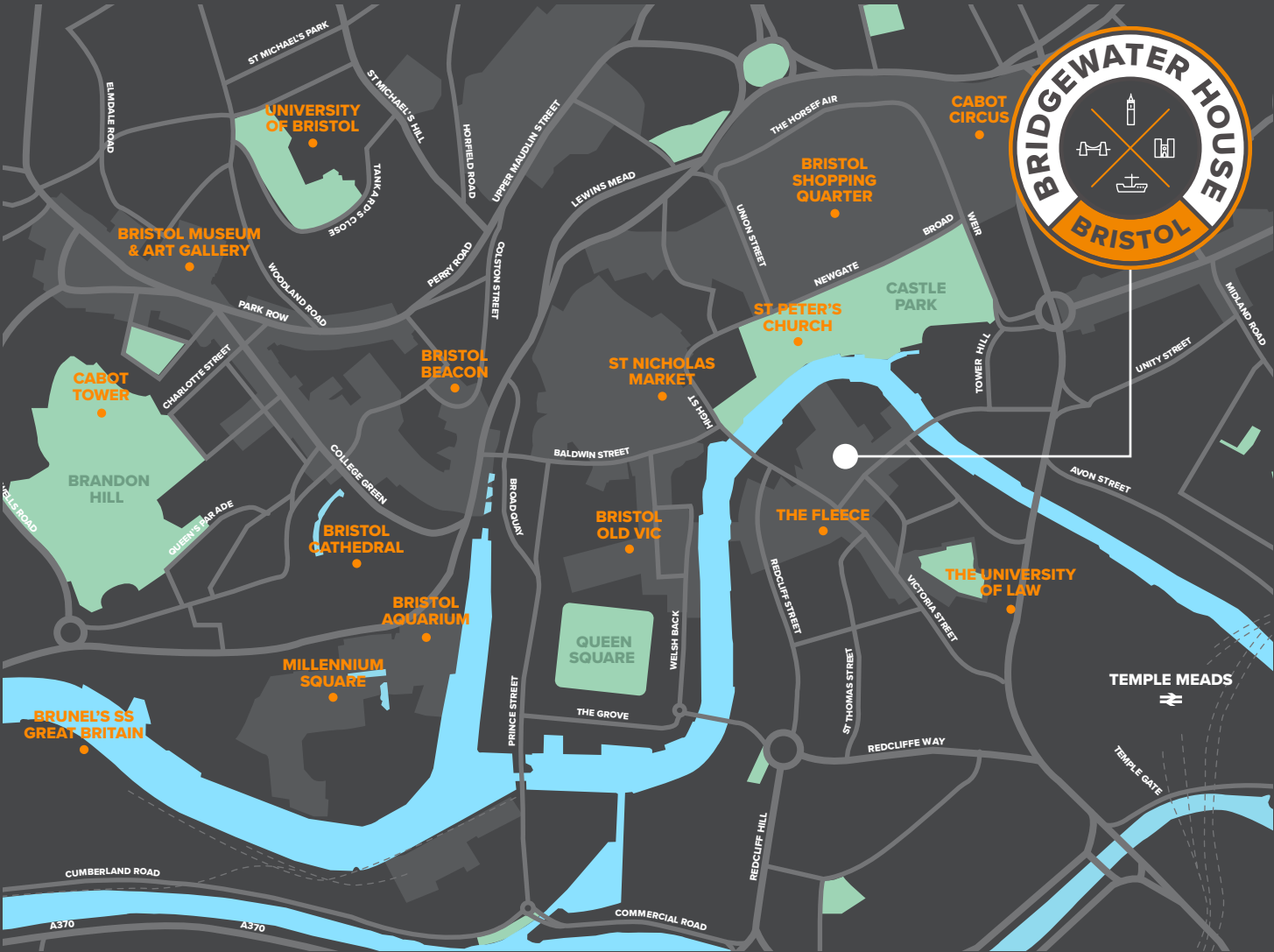
BY ROAD

Bridgewater House lies just under 5.5 miles from the M4, offering quick access north to the Midlands and South, east towards London, and west into Wales.



BY AIR

Bristol International Airport sits about 9 miles southwest of the city centre.



FURTHER INFORMATION

For more information contact the agents:

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