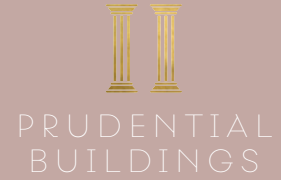


# PRUDENTIAL BUILDINGS

WINE STREET, BRISTOL BS1 2PH





# AN OPPORTUNITY FOR BUSINESSES TO GROW AND THRIVE

The Prudential Buildings stands prominently at the heart of the historic Old City.

Sitting at the junction of Bristol's four founding streets, the building is nestled between the vibrant community of St Nicholas Market, the waterfront green of Castle Park and Bristol Shopping Quarter.

Behind the grand period stone façade and signature columns, you will discover flexible, contemporary Grade A office space that has been extensively refurbished to provide opportunity for businesses to grow and thrive.







## THE BUILDING

Uniquely set within this seven-storey building, the interior presents light, spacious, and open office accommodation with exposed services and beams to provide a modern, contemporary environment.

A newly refurbished concierge reception, accessed directly off Wine Street, provides a gateway to the businesses inside.

The building also boasts secure basement and courtyard car parking, alongside extensive 'end of trip' facilities with bike and scooter storage, charging stations, aerated lockers, changing and drying rooms and shower facilities.



# AVAILABILITY

Following extensive refurbishment to bring high specification accommodation to the market, the available space sits over the ground and second floors. Suites are available from 2,404 Sq Ft to 8,877 Sq Ft.

Floor / Suite	Area (Sq Ft)	Area (Sq M)	Parking
Second Suite A	2,404	233.3	1
Second Suite B	6,473	601.4	2
Ground Suite A (Cat B)	2,755	256	1
Ground Suite B	2,850	274	1
<b>Total</b>	<b>14,482</b>	<b>1,364.7</b>	<b>5</b>







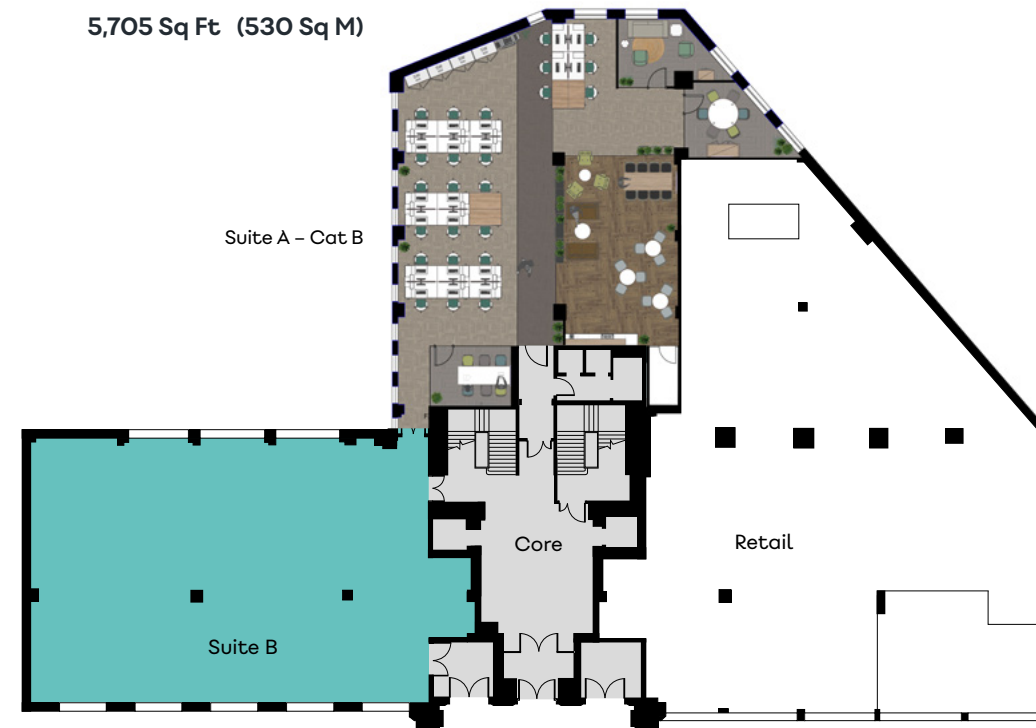


**Ground Floor**

Suite A – Cat B 2,755 Sq Ft (256 Sq M)

Suite B 2,850 Sq Ft (274 Sq M)

**Total** 5,705 Sq Ft (530 Sq M)



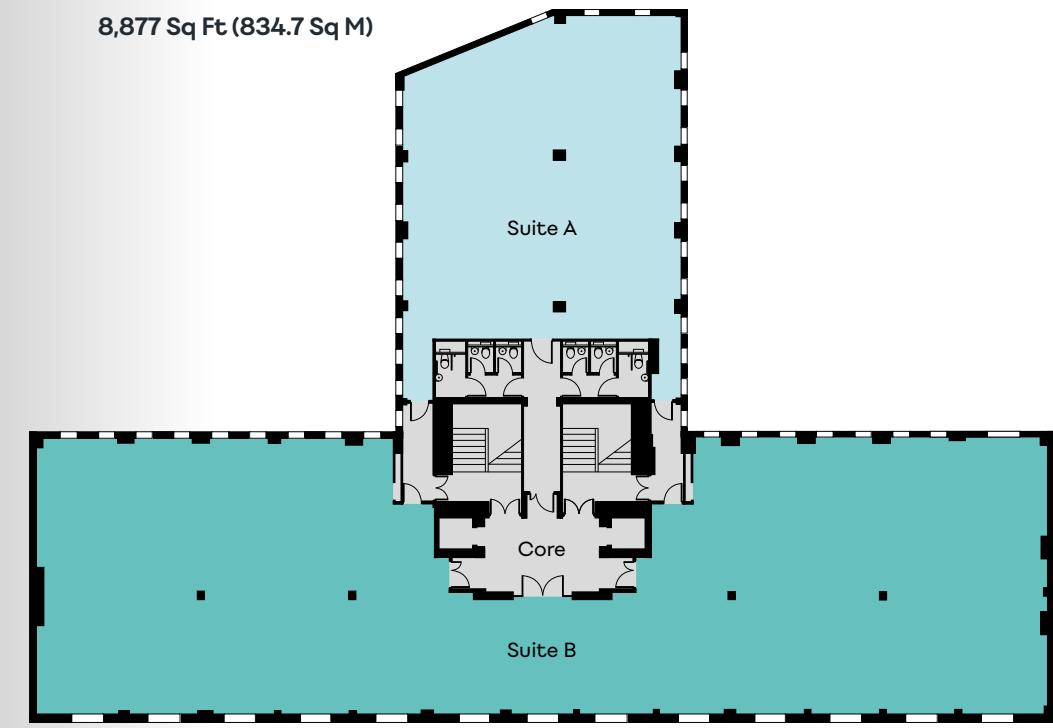
Wine Street

**Second Floor**

Suite A 2,404 Sq Ft (233.3 Sq M)

Suite B 6,473 Sq Ft (601.4 Sq M)

**Total** 8,877 Sq Ft (834.7 Sq M)



Wine Street



## FULLY FITTED OPTIONS AVAILABLE READY TO LET

For an occupier wishing to have ease of occupation we can offer fitted suites with meeting rooms, kitchen breakout areas and desking – fully set up ready to plug and play.





# A HIGH SPECIFICATION BUILDING OFFERING A WIDE RANGE OF AMENITIES



## SPECIFICATION



CAR  
PARKING



VRF AIR  
CONDITIONING



PASSENGER  
LIFTS



RAISED ACCESS  
FLOORS



EXPOSED  
SERVICES



FRESH AIR  
CIRCULATION



AERATED  
LOCKERS



SHOWERS &  
CHANGING ROOMS



ONSITE  
CONCIERGE



FLEXIBLE  
FLOOR PLATES



## ENVIRONMENTAL



EPC B  
TARGETED



GREEN ENERGY  
POWERED



NEW LOW ENERGY  
LED LIGHTING



<1% CONSTRUCTION  
WASTE TO LANDFILL



DECARBONISING  
BUILDING STRATEGY

## SOCIAL



BIKE  
PARKING



SCOOTER  
PARKING



ELECTRIC BIKE &  
SCOOTER CHARGING



ELECTRIC VEHICLE  
CHARGING



CYCLING SCORE  
PLATINUM



BIKE REPAIR  
STATION



LIVING WAGE  
EMPLOYER





## ENVIABLY POSITIONED ALONGSIDE THE HISTORIC ST NICHOLAS MARKET

Situated in the heart of the city, the building is enviably positioned with numerous independent shops, cafes, restaurants, and bars on its doorstep alongside the historic St Nicholas Market.

The Old City has seen extensive investment in recent years, with the development of the historic Everards Printworks, and the opening of two 4-Star hotels, The Clayton and Bristol Harbour Hotel.

Bristol's best known independent hospitality groups have opened some of the city's most exclusive bars and eateries in the immediate area, including Milk Thistle, The Raven, Four Wise Monkeys and The Ox by the Hyde & Co Group and Cotto and Pasta Ripiena by The Bianchi's Group.





PRUDENTIAL  
BUILDINGS



PRUDENTIAL  
BUILDINGS

## PERFECTLY CONNECTED TO THE CITY'S TRANSPORT INFRASTRUCTURE

Prudential Buildings is perfectly connected to the city's transport infrastructure, and conveniently located near the city's most vibrant quarters.

Just across the green from Castle Park and over the Floating Harbour is one of Bristol's latest thriving quarters, Finzels Reach which connects the Old City to Temple Meads.

The lively community features weekly street food markets and independent bars, restaurants and cafes including Left-Handed Giant, BocaBar, The Wellhead and Spicer & Cole.

And a short walk takes you into the centre of Bristol Shopping Quarter and the vast retail offer of Broadmead and Cabot Circus.



**Finzels Reach**  
5 mins

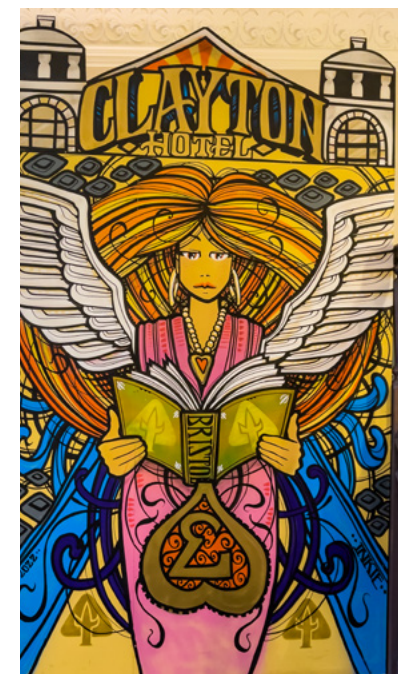
**Cabot Circus**  
6 mins

**Bristol Bus Station**  
7 mins

**Bristol Harbourside**  
9 mins

**Temple Meads**  
14 mins







# A BUILDING OWNED AND MANAGED BY GROSVENOR

At Grosvenor our focus is on creating places where communities, business and nature thrive.



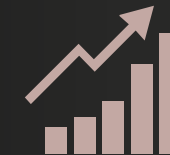
## ZERO CARBON

52% emissions reduction from business operations across all scopes by 2030. 90% reduction and Net Zero by 2040.



## VALUING NATURE

20% increase in biodiversity on managed green spaces by 2030.



## THRIVING ECONOMIES

Enable thriving local economies, prioritising inclusive growth and championing business diversity.



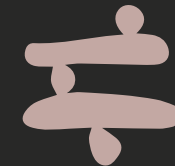
## ZERO WASTE

Zero avoidable waste to landfill and circularity principles embedded across our value chain by 2030.



## INCLUSIVE PARTNERSHIPS

We will support our people and partners and work together to have a greater impact in our places and sector.



## COMMUNITY WELLBEING

Increased wellbeing in our properties and places.





[prudentialbuildings.com](https://prudentialbuildings.com)



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