
ONE

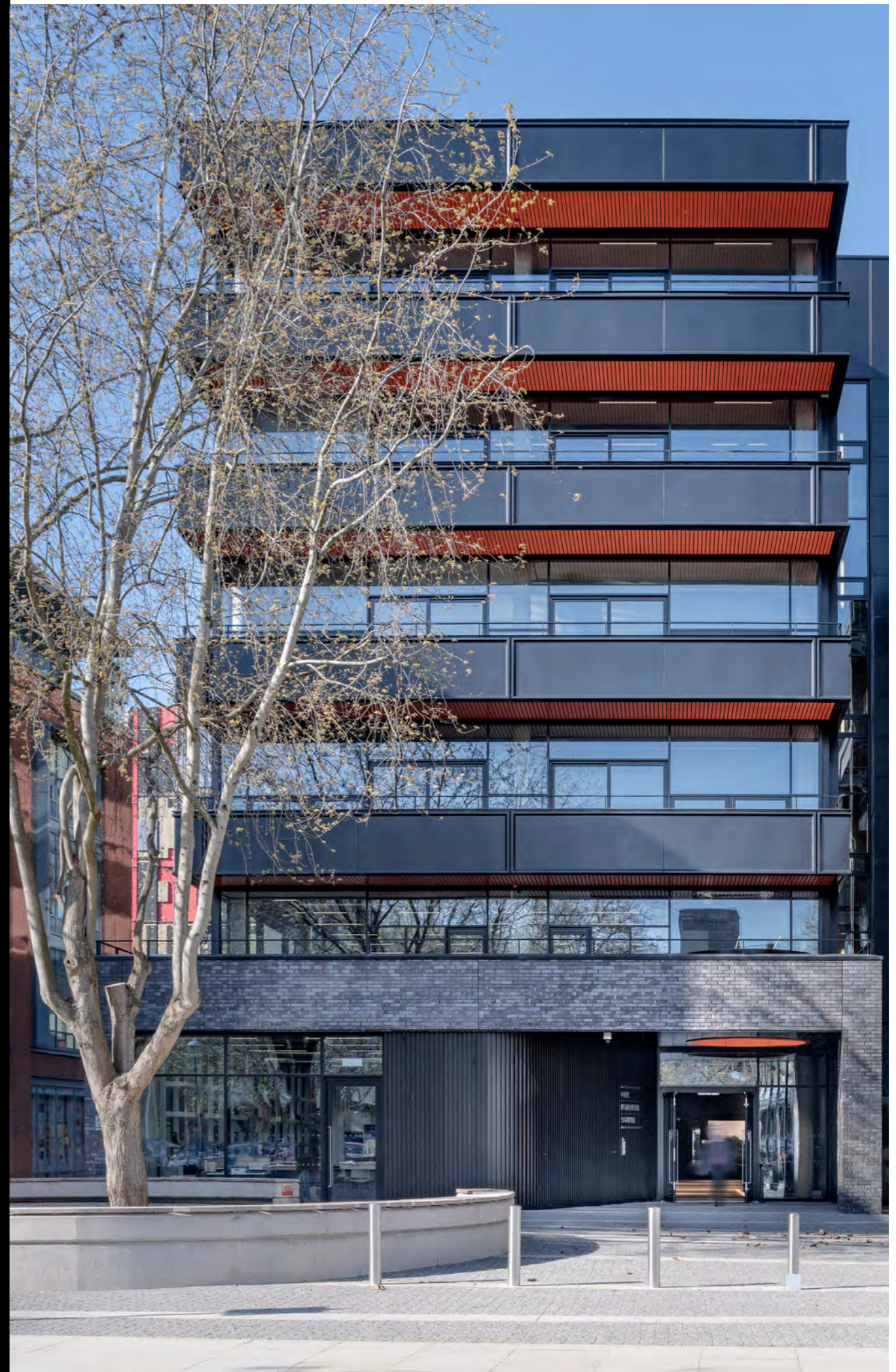
PORTWALL

SQUARE

A striking new office
that raises the bar for
workspace in Bristol

Last two suites available
1,915-2,960 ft²

One Portwall Square
Bristol BS1 6BH



Unrivalled location between Temple Meads and Queen Square



Less than 5 minutes' walk to the station with bus and cycle links on the doorstep



In the heart of Bristol's commercial district



Transport links and modes



A welcoming
arrival
experience

Impeccably
designed and
finished to the
highest quality



An array of amenities to enhance tenant wellbeing, health and enjoyment



Dedicated **cycle entrance** and regular programme of cycle events hosted in the Square

62 cycle spaces in dedicated cycle store with bike repair zone

Best in class end of journey facilities

Landscaped square available for tenant events

62 lockers and **6 showers**

4 visitor spaces in Portwall Square

Ground floor car park with **EV charging**

Award winning building

- 2025 RIBA SW and Wessex Award
- 2024 Bristol Civic Society Design Award
- 2023 BCO National Commercial Workplace Award
- 2023 BCO Regional Commercial Workplace Award

Simple but sophisticated engineering systems minimise energy use



Net zero carbon aligned. Cleaner and cheaper to run. 60% reduction in carbon emissions. Uses 22% less energy

Easy to operate. Lets occupiers engage with their own workplace environment

Rooftop **solar panels**

High performance glazing & insulation

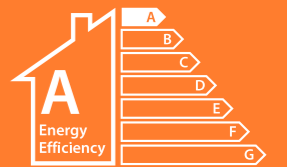
Opening windows providing fresh air and natural daylight

Connected to the **Bristol Heat Network**

BREEAM[®]
EXCELLENT



WiredScore
PLATINUM



In Detail

Standards

BCO 2014

BREEAM 2018 Excellent

EPC A

WiredScore Platinum

Active Score Platinum

Structure and building fabric

Exposed concrete frame

Parking and access

7 car spaces of which 1 is wheelchair accessible

2 electric vehicle charging points

62 cycle spaces in a secure parking store

4 visitor cycle spaces in Portwall Square

62 lockers adjacent to the cycle store

WCs and showers typical floor

7 unisex superloo rooms within the core

1 additional wheelchair accessible unisex WC

6 shower and changing rooms on the Ground Floor

Cleaner's store

Floor to ceiling

Floor to ceiling height (typical floors) 3650 mm

200mm gross raised access floor

Heating and cooling

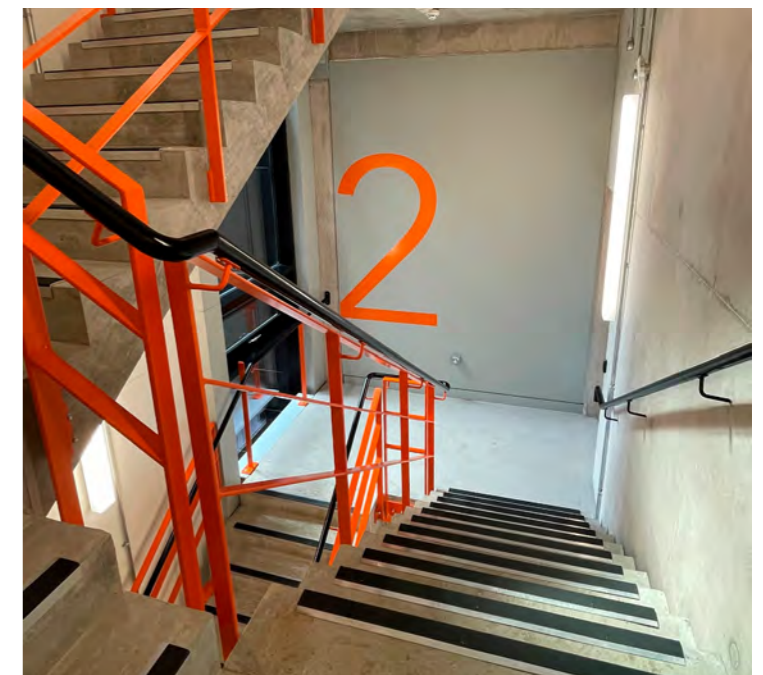
District heating

Other

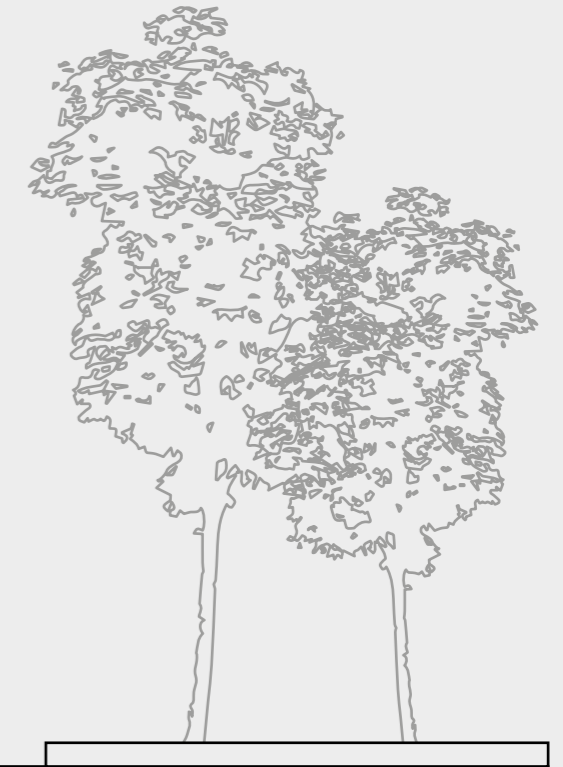
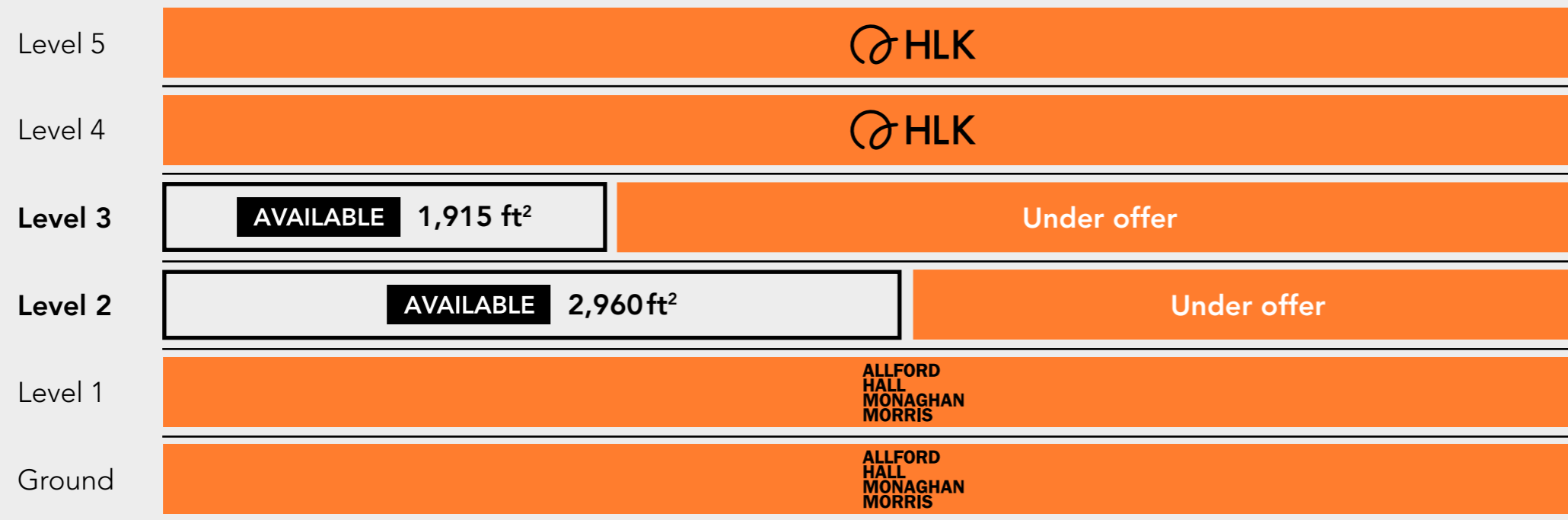
Building management system (BMS) with traffic light signalling

Two 13-person lifts

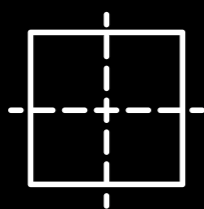
Dedicated Building Host managing reception 8.30am-5.30pm



Available floor space



Opening windows



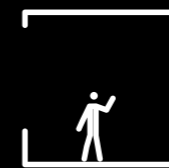
Flexible floorplates



Smart energy use



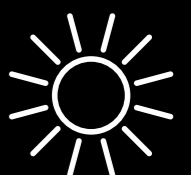
A new landscaped square



3.65m ceiling height

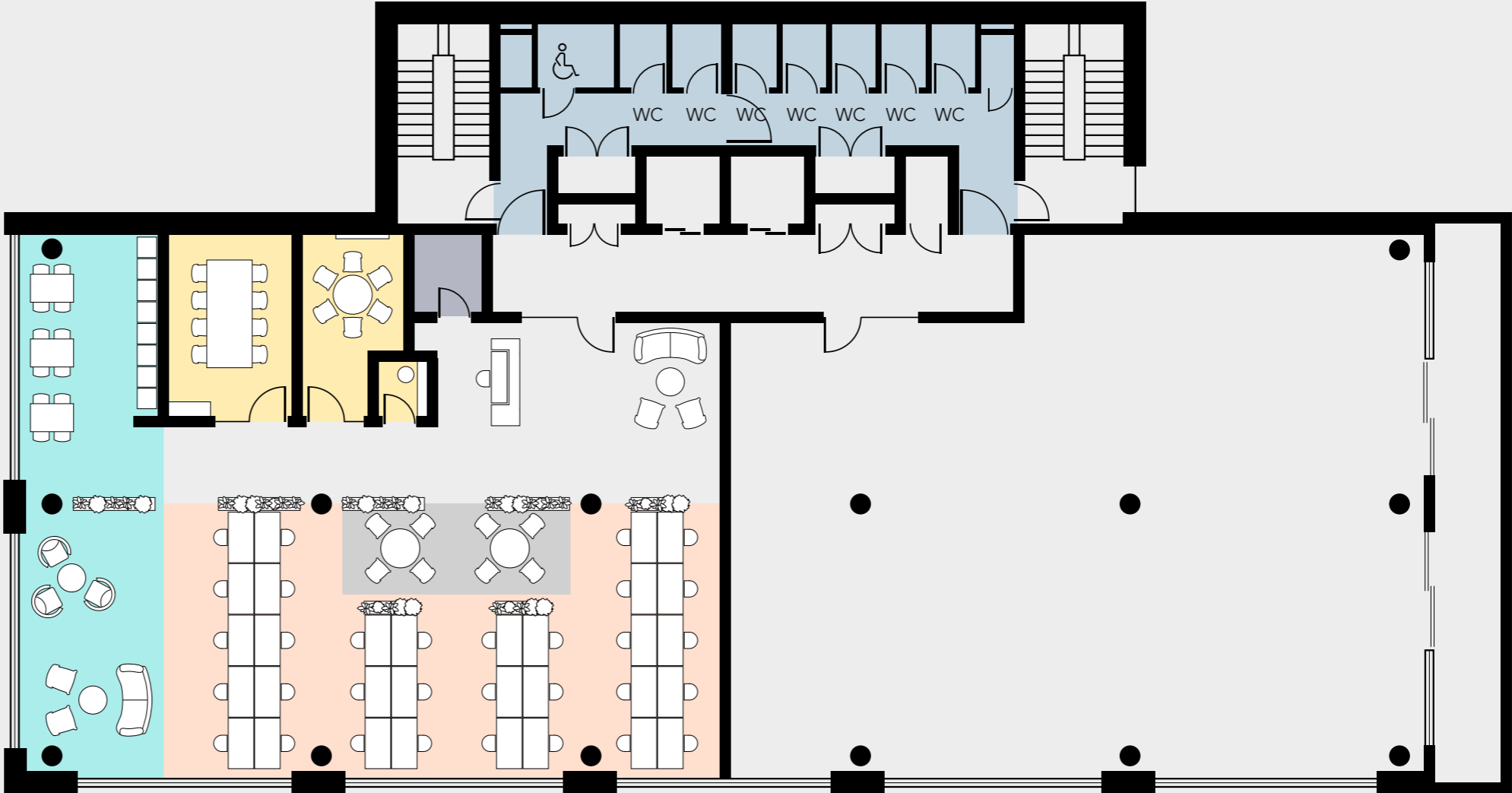


Outstanding cycle facilities



Volume and light

Floor 2 North Suite



Floor area

2,960 ft²

275 m²

32

Fixed Desks
(1400mm)

8

Flex Desks



3

Meeting rooms

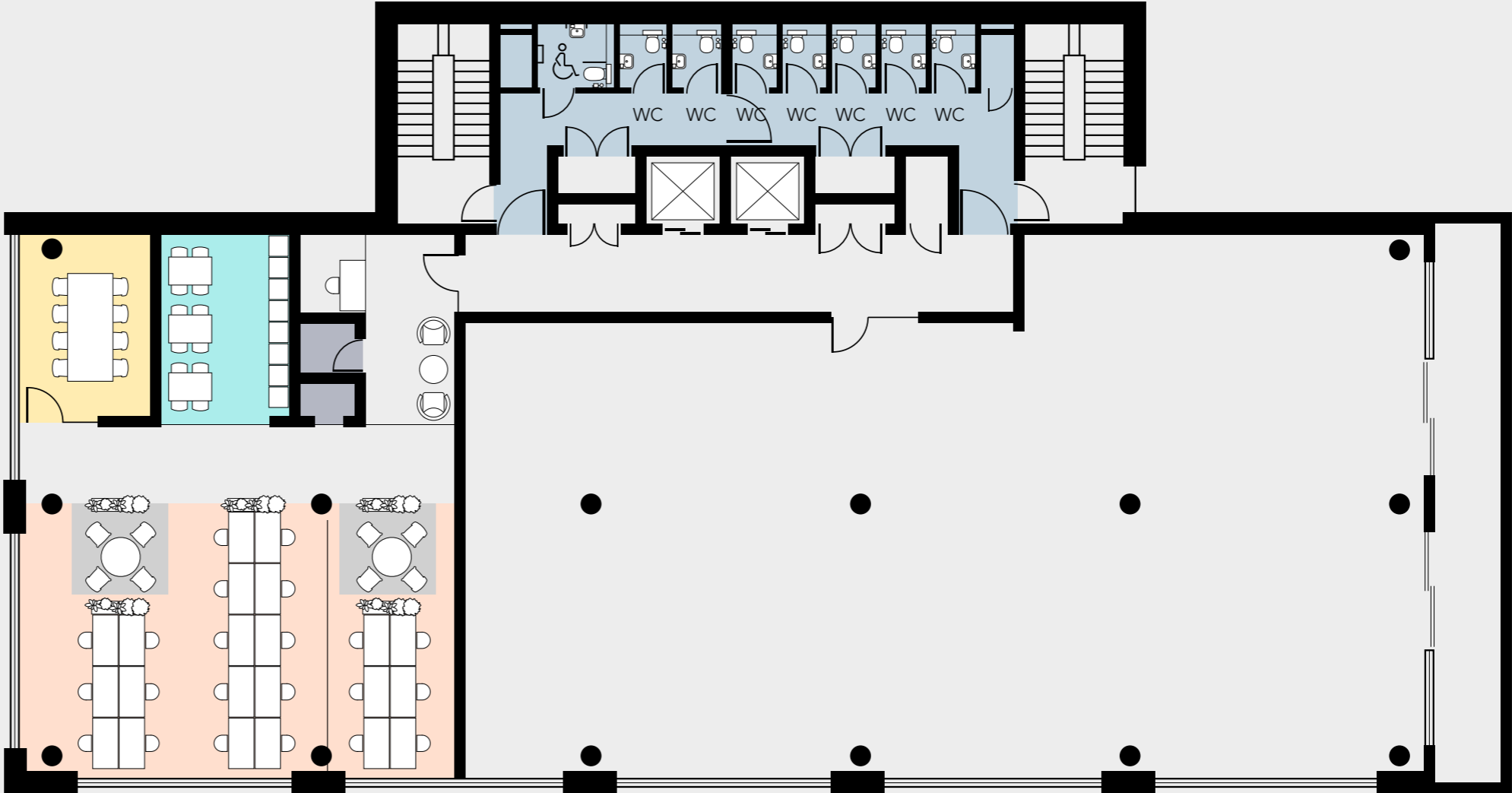
Area Key

- Desks
- Flex Working
- Meeting Rooms
- Kitchen/Social
- Print/Storage
- WCs



CGI visualisation for illustrative purposes only

Floor 3 North Suite



Floor area

1,915 ft²

178 m²

22

Fixed Desks
(1400mm)

8

Flex Desks

1

Meeting rooms



Area Key

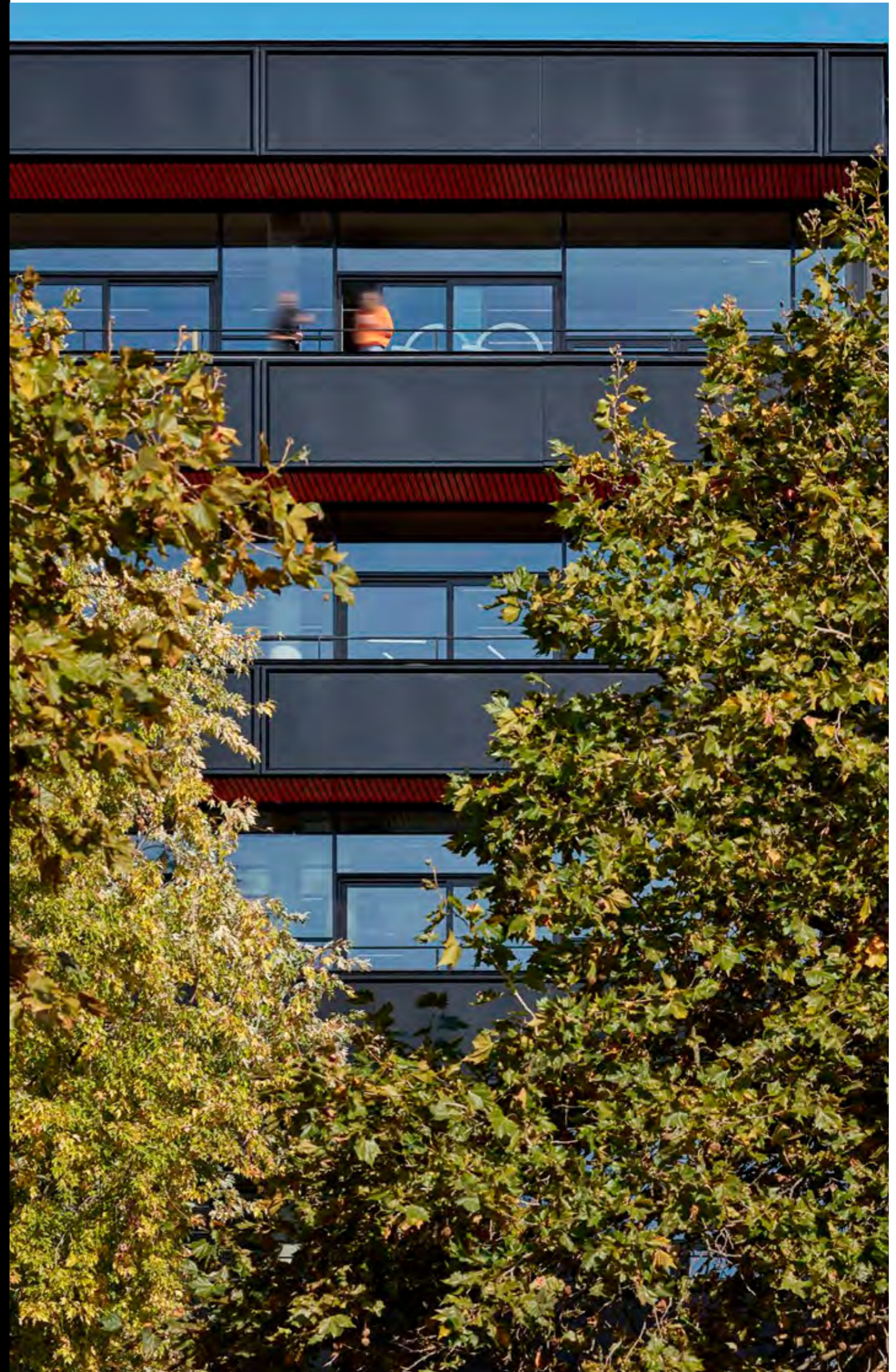
- Desks
- Flex Working
- Meeting Rooms
- Kitchen/Social
- Print/Storage
- WCs

Floor plans are indicative and for reference only



CGI visualisation for illustrative purposes only

Strategically located
and creatively designed
to provide the finest
contemporary office
in Bristol



ONE
PORTWALL
SQUARE

Register Interest



0117 910 2200

Harry Allen

hrallen@savills.com

07807 999 440

Christopher Meredith

cmeredith@savills.com

07870 999 732



0117 973 1474

Seonaid Butler

seonaid.butler@cs-re.co.uk

07885 250 476

A development by

NORD

These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.