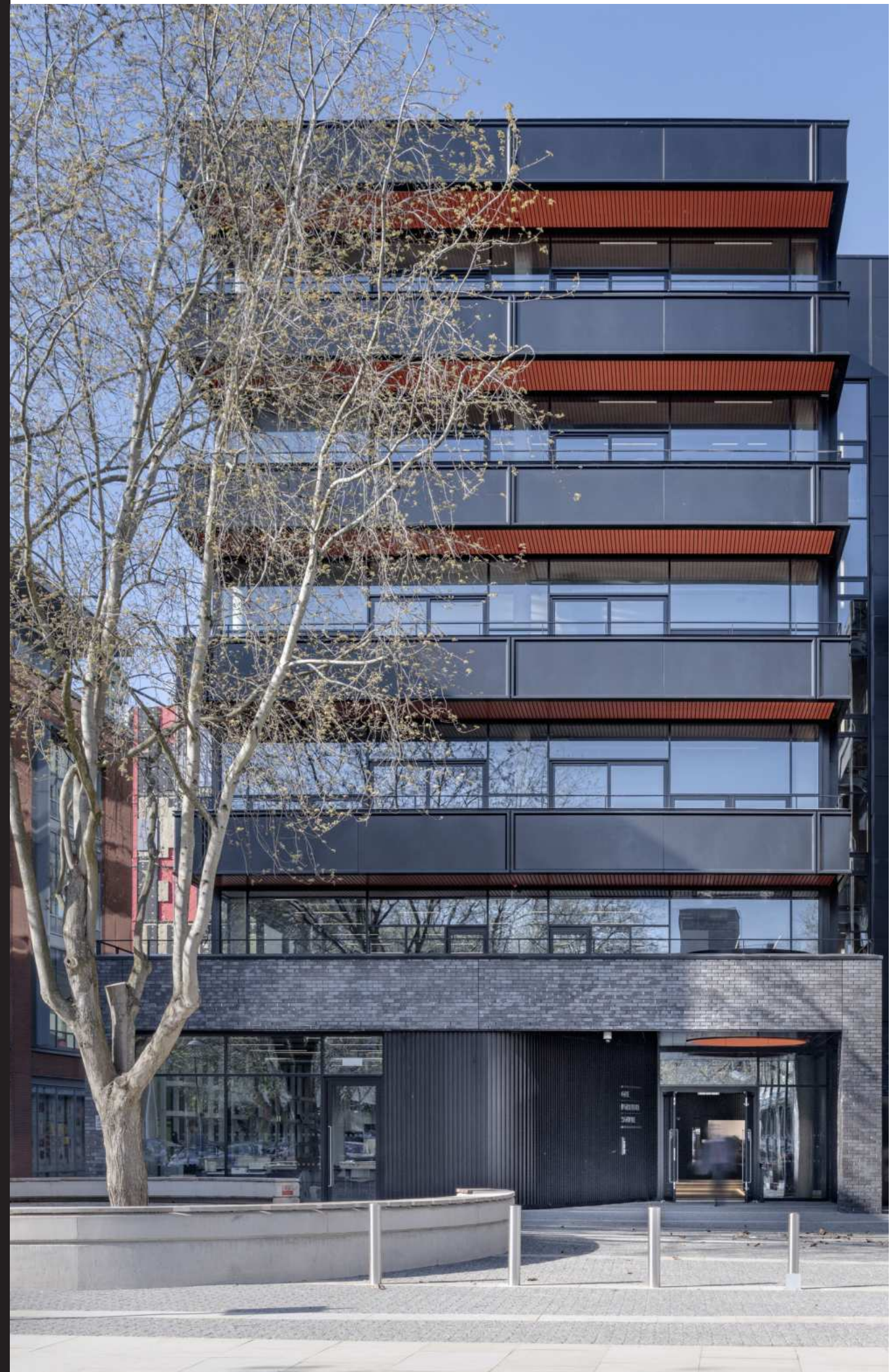


ONE
PORTWALL
SQUARE

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

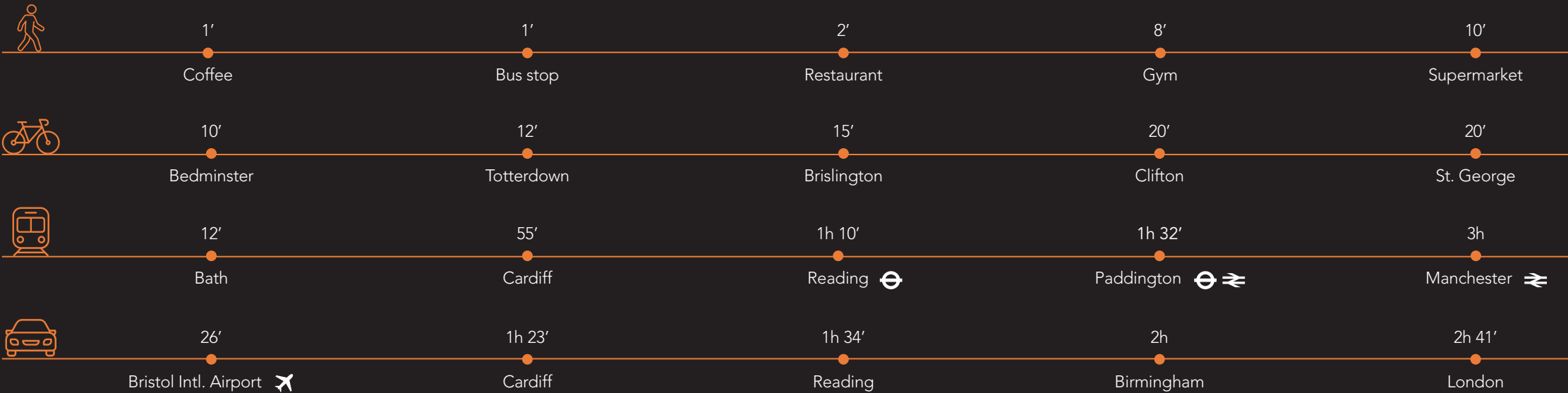
Less than 5
minutes' walk
to the station
with bus and
cycle links on the
doorstep



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

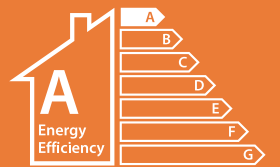
Opening windows providing fresh air and natural daylight

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

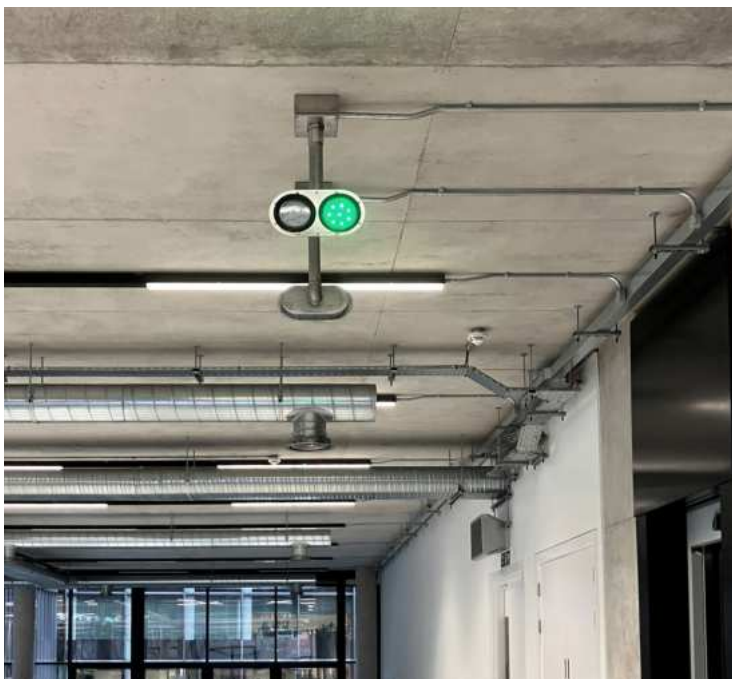
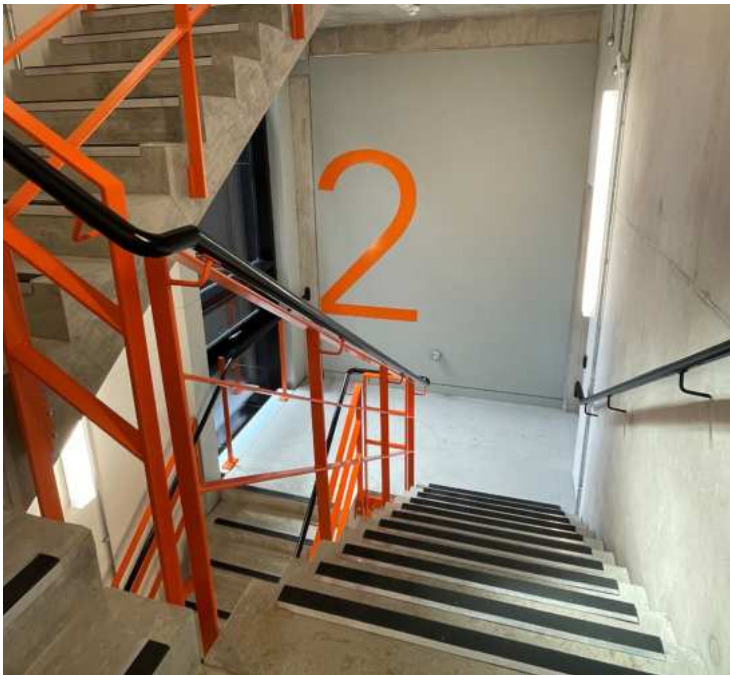
- Floor to ceiling height (typical floors) 3650 mm
- 200mm gross raised access floor

Heating and cooling

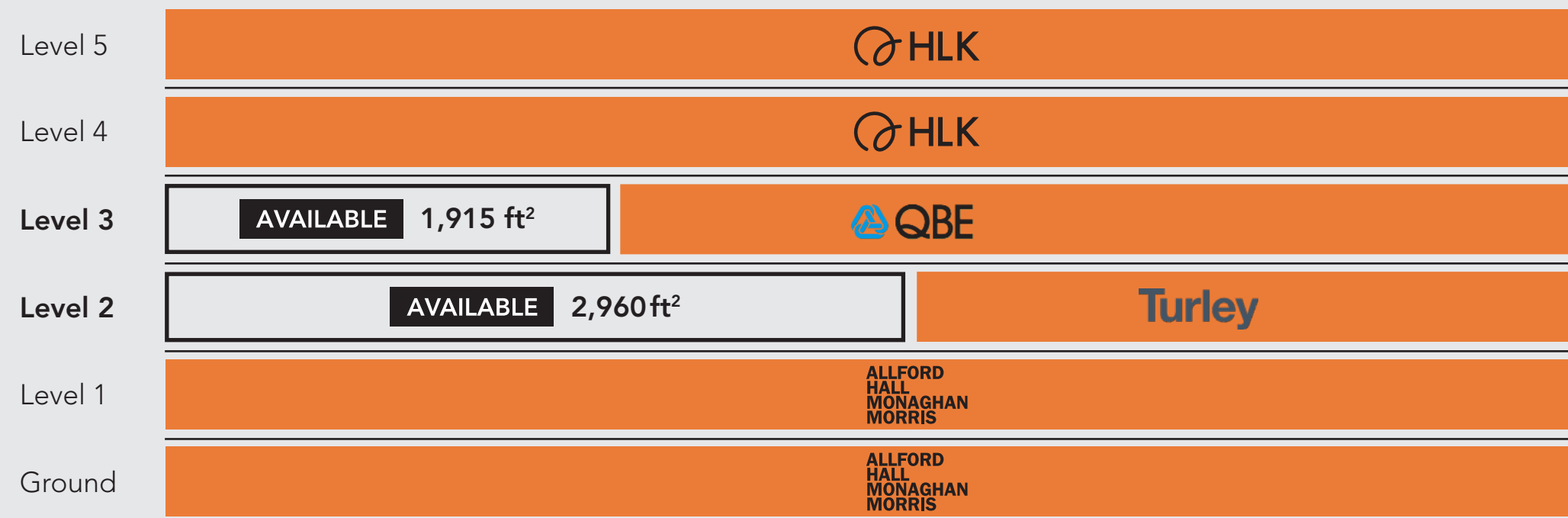
- District heating

Other

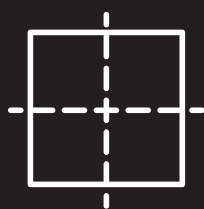
- Building management system (BMS) with traffic light signalling
- Two 13-person lifts
- Dedicated Building Host managing reception 8.30am-5.30pm



Available floor space



Opening windows



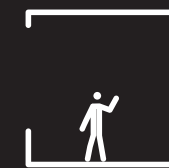
Flexible floorplates



Smart energy use



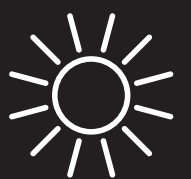
A new landscaped square



3.65m ceiling height



Outstanding cycle facilities



Volume and light

Floor 2

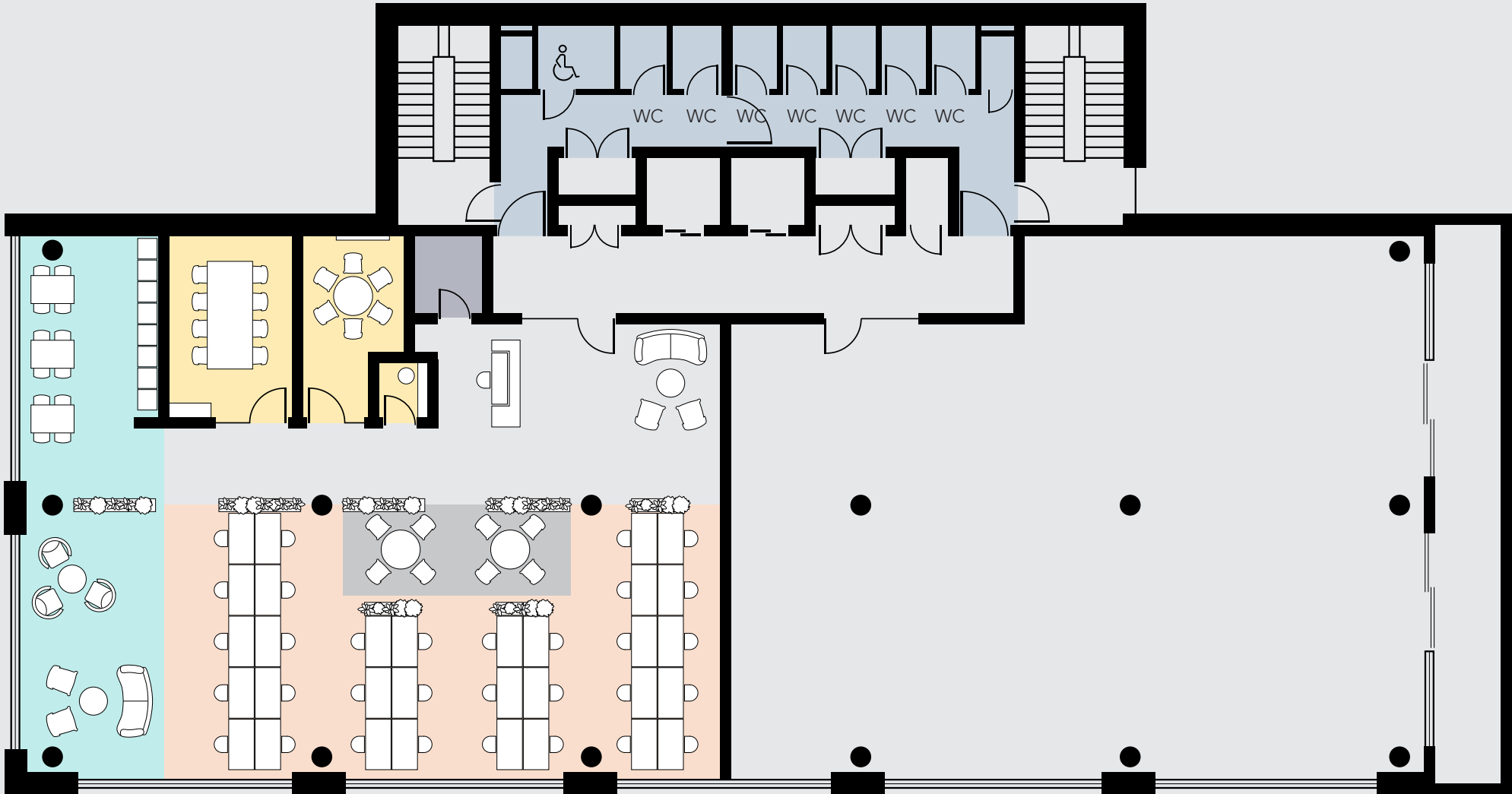
North Suite

Floor area

2,960 ft²

275 m²

Floor plans are indicative and for reference only



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

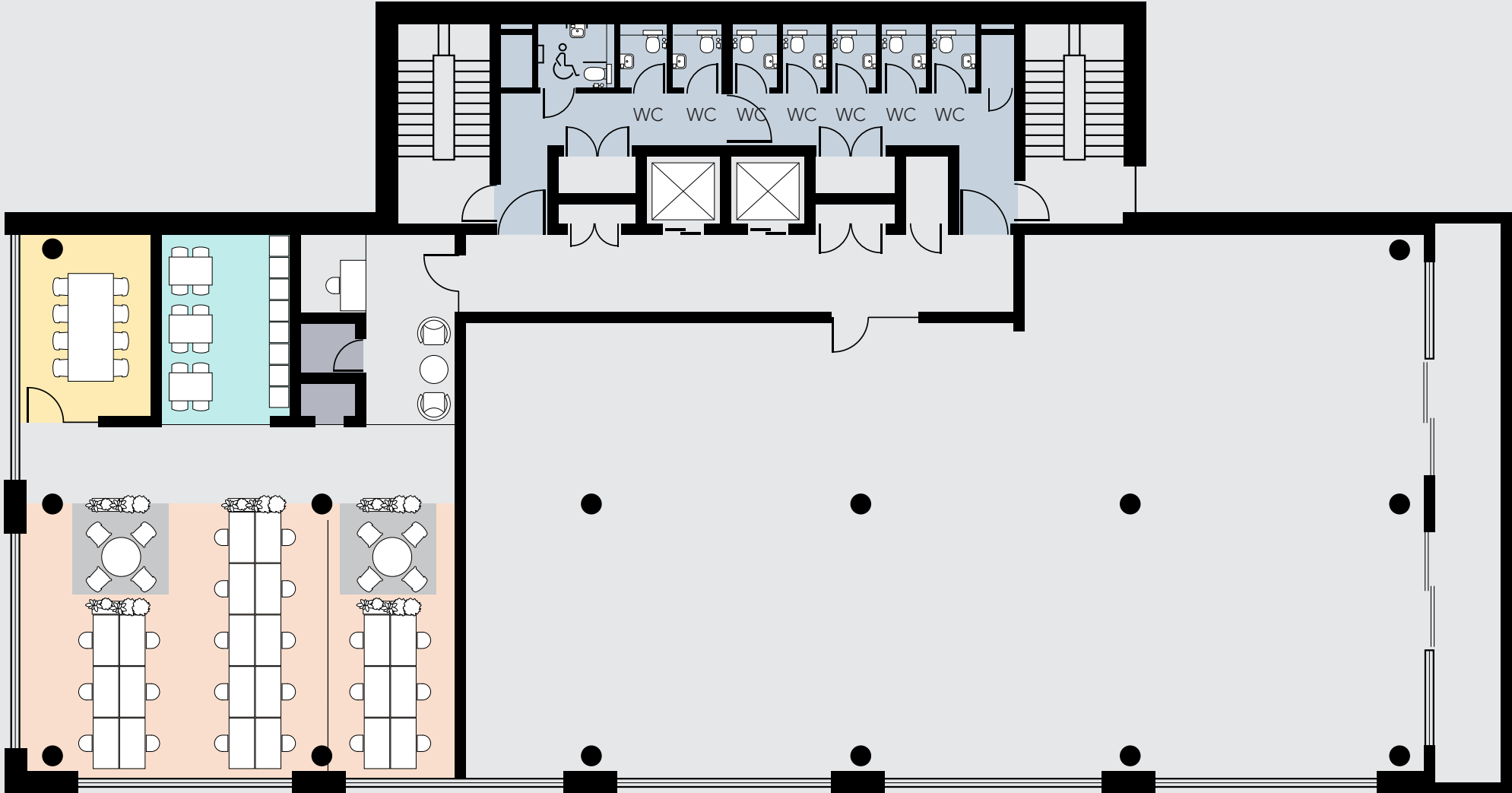
North Suite

Floor area

1,915 ft²

178 m²

Floor plans are indicative and for reference only



22
Fixed Desks
(1400mm)

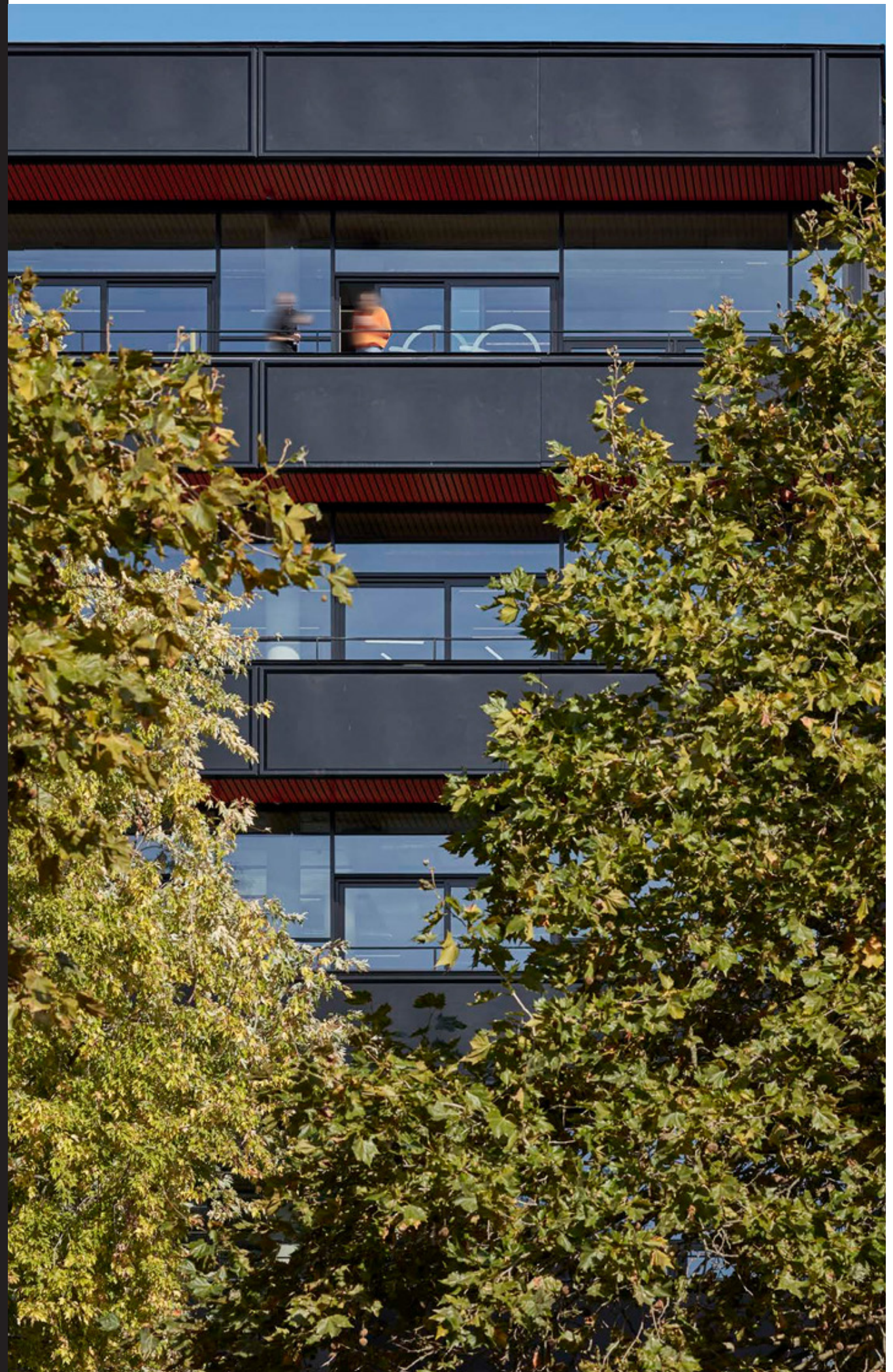
8
Flex Desks

1
Meeting rooms

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



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



ONE
PORTWALL
SQUARE

Register Interest



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Seonaid Butler

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A development by

NORD

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