



REGION

*Bristol*

**THE DISTILLERY**

AVON STREET







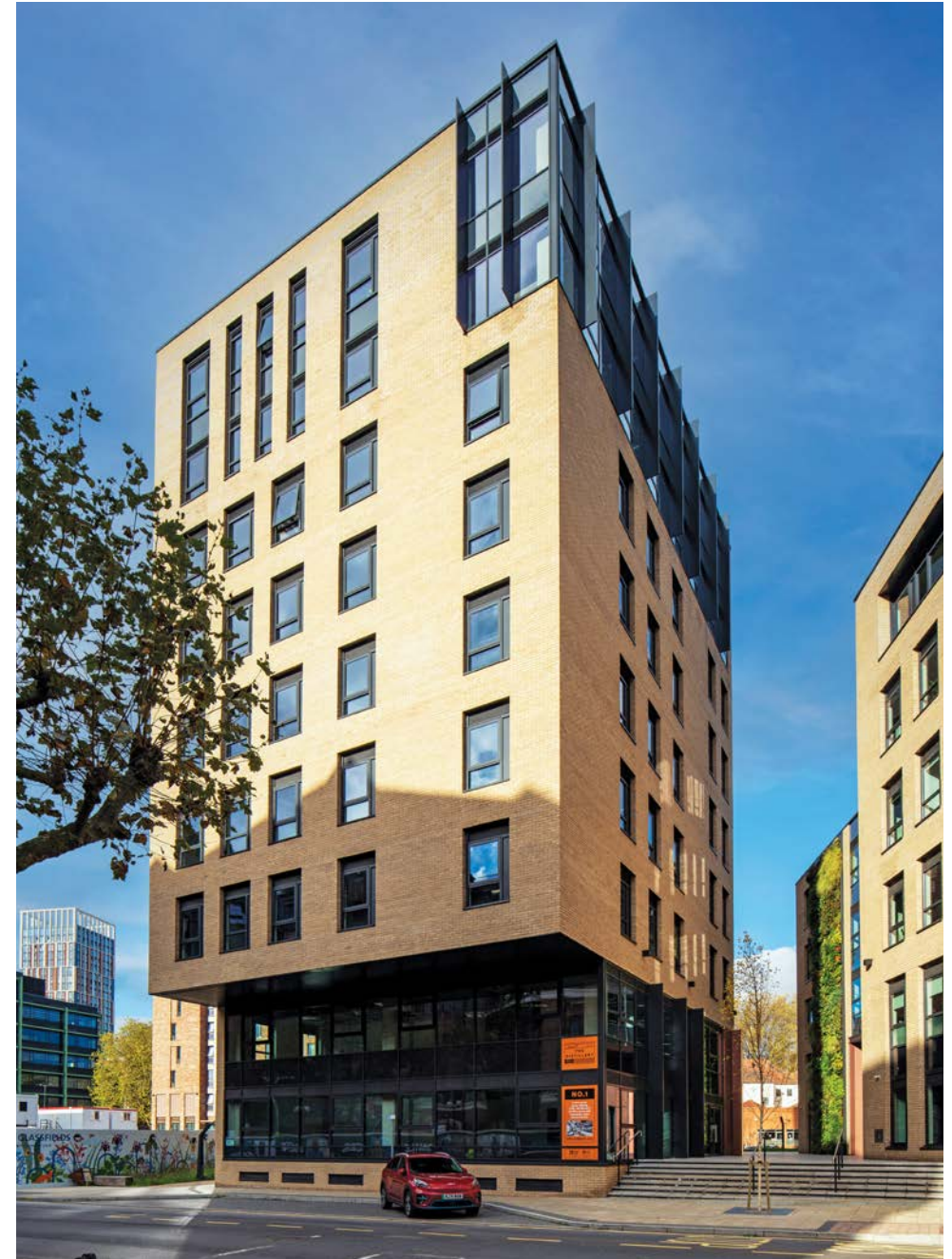
Exterior from Avon Street



## FULLY MATURED

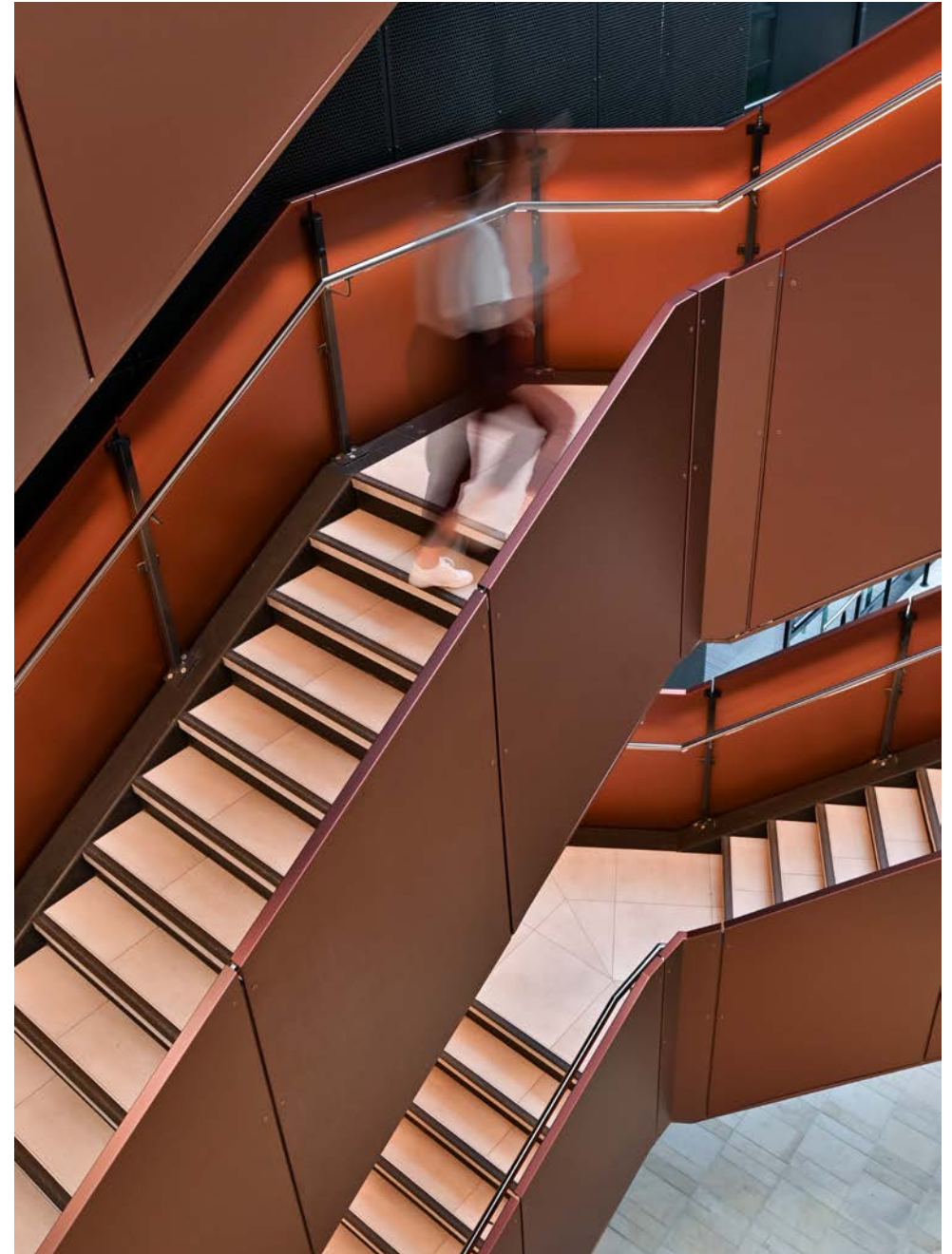
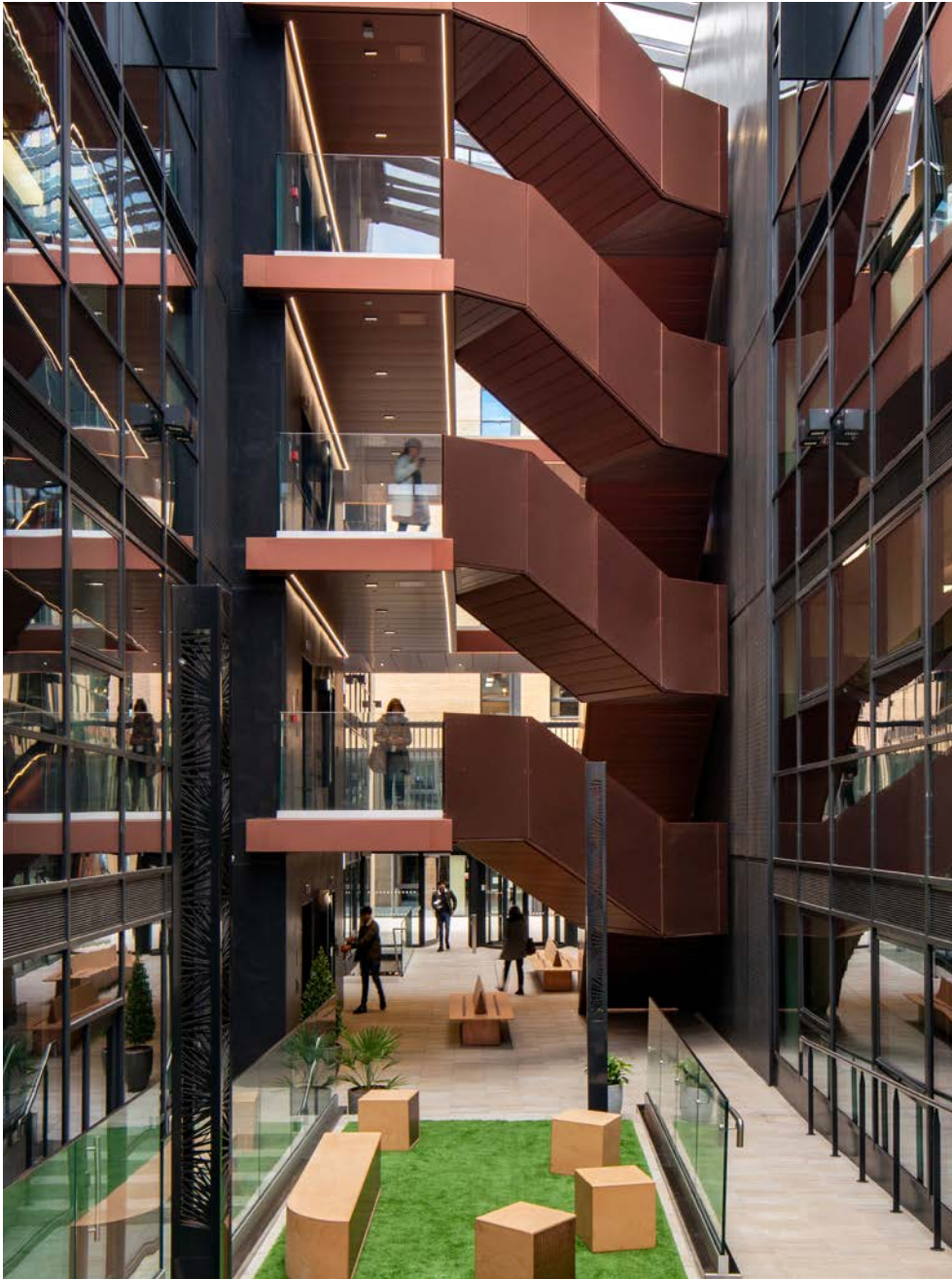
The Distillery is a striking new office development comprising two buildings. No.1 is a nine storey tower offering impressive views of the city – whilst No.2 has a unique covered street, a lawn breakout area and stunning link bridges above.

Comprising 93,000 sq ft of flexible and sustainable office to inspire your staff. Forming part of the wider Glassfields development which includes a new 4 star hotel and new city square.



Left: The Street / Above: Exterior from Avon Street





The Street and Lawn - a space for occupiers to enjoy whatever the weather

## SITE PLAN



Measured in accordance with the RICS Code of Measuring Practice





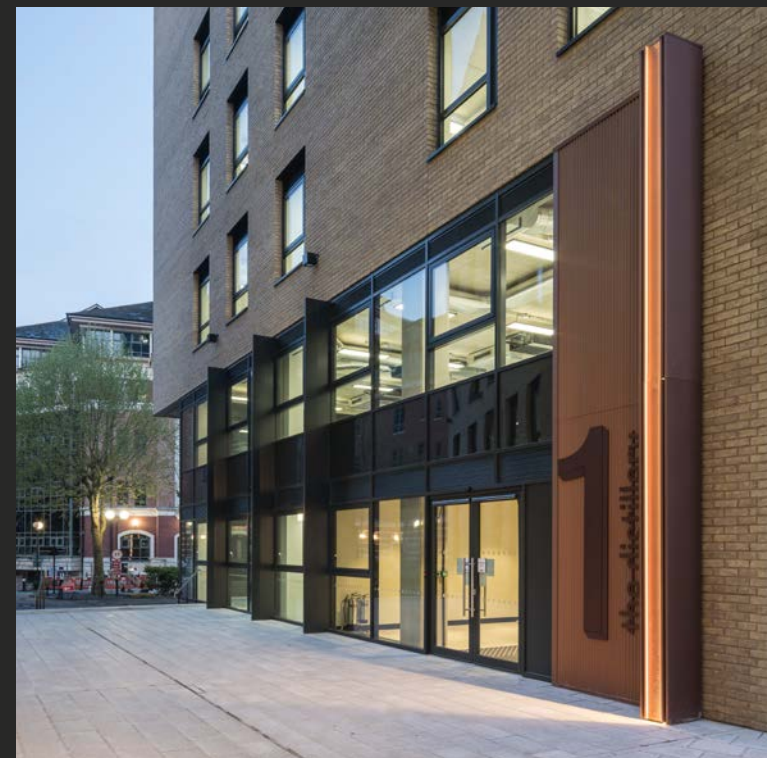
# NO.1 THE DISTILLERY

FLOOR	CONDITION	SQ M	SQ FT
Eighth			
Seventh		Let to Canada Life	
Sixth			
Fifth		Let to <b>RAMBOLL</b>	
Fourth	Cat A	410.2	4,415
Third - North		Let to <b>Teneo</b>	
Third - South	Cat A	212.5	2,287
Second		Let to <b>SNC</b>	
First		Let to <b>PA</b>	
Ground		Let to <b>armadillo</b>	
<b>Total</b>		<b>622.7</b>	<b>6,702</b>

Net Internal Areas



Exterior from Avon Street, entrance and reception





No.1 The Distillery – Typical upper floor, excellent natural light and fantastic views

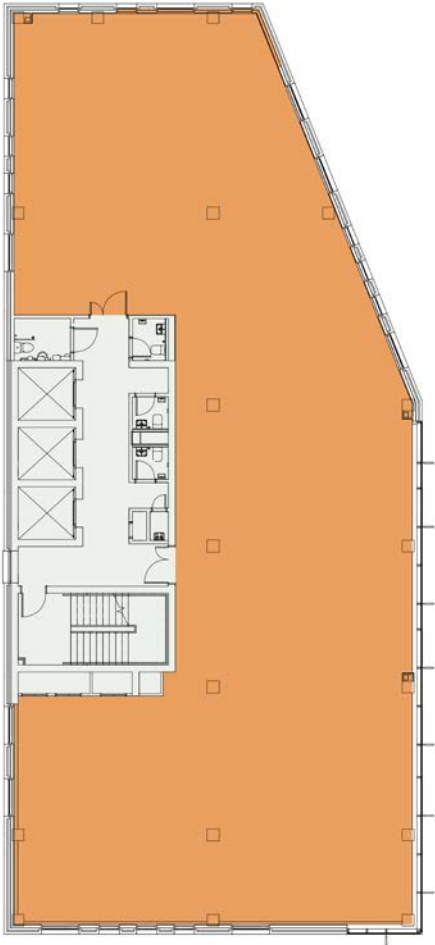


# NO.1 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

## TYPICAL UPPER FLOOR

Office 4,397 sq ft / 408.5 sq m

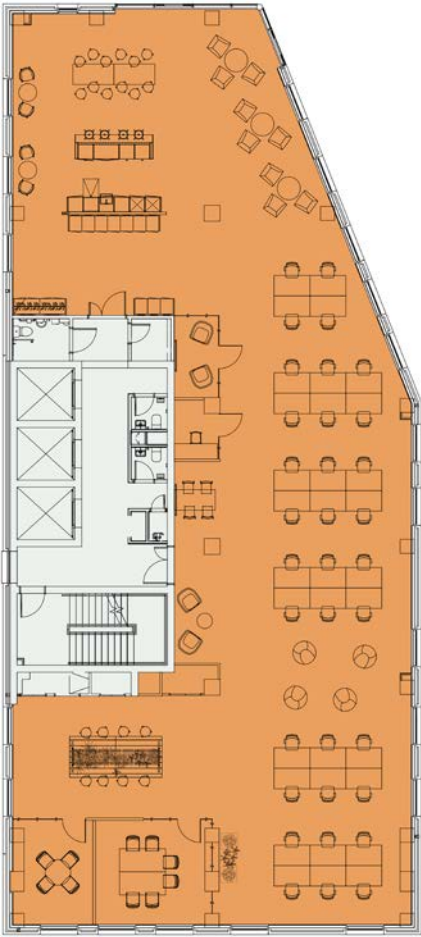


Avon Street

- Office
- Core

## INDICATIVE FIT OUT

Office 4,381 sq ft / 407.0 sq m



Avon Street

Open plan desks	34
6 person meeting room	1
4 person meeting room	1
Breakout project spaces	2
Quiet room	1
Zoom room	1
Kitchenette	1





No.1 The Distillery – Indicative plug & play space



# NO.1 THE DISTILLERY

## PLUG + PLAY

The floors are available fitted out to provide contemporary plug & play office space.

### Available fit-out features



Fibre enabled



34 x Open plan desks



Hot desks



2 x Breakout areas



2 x Meeting rooms



Kitchenette



No.1 The Distillery – Indicative plug & play space



## NO.2 THE DISTILLERY

WING	FLOOR	SQ M	SQ FT
North	Fourth	Let to	
	Third	Let to	
	Second	Let to	IOP Publishing
	First	Let to	IOP Publishing
	Ground	409.1	4,404
South	Fifth	Let to	
	Fourth	Let to	
	Third	Let to	
	Second	Let to	CLYDE&CO
	First	Let to	IOP Publishing
	Ground	Let to	armadillo
Total		409.1	4,404

Net Internal Areas



Exterior from Avon Street





No.2 The Distillery – main entrance and reception



# NO.2 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

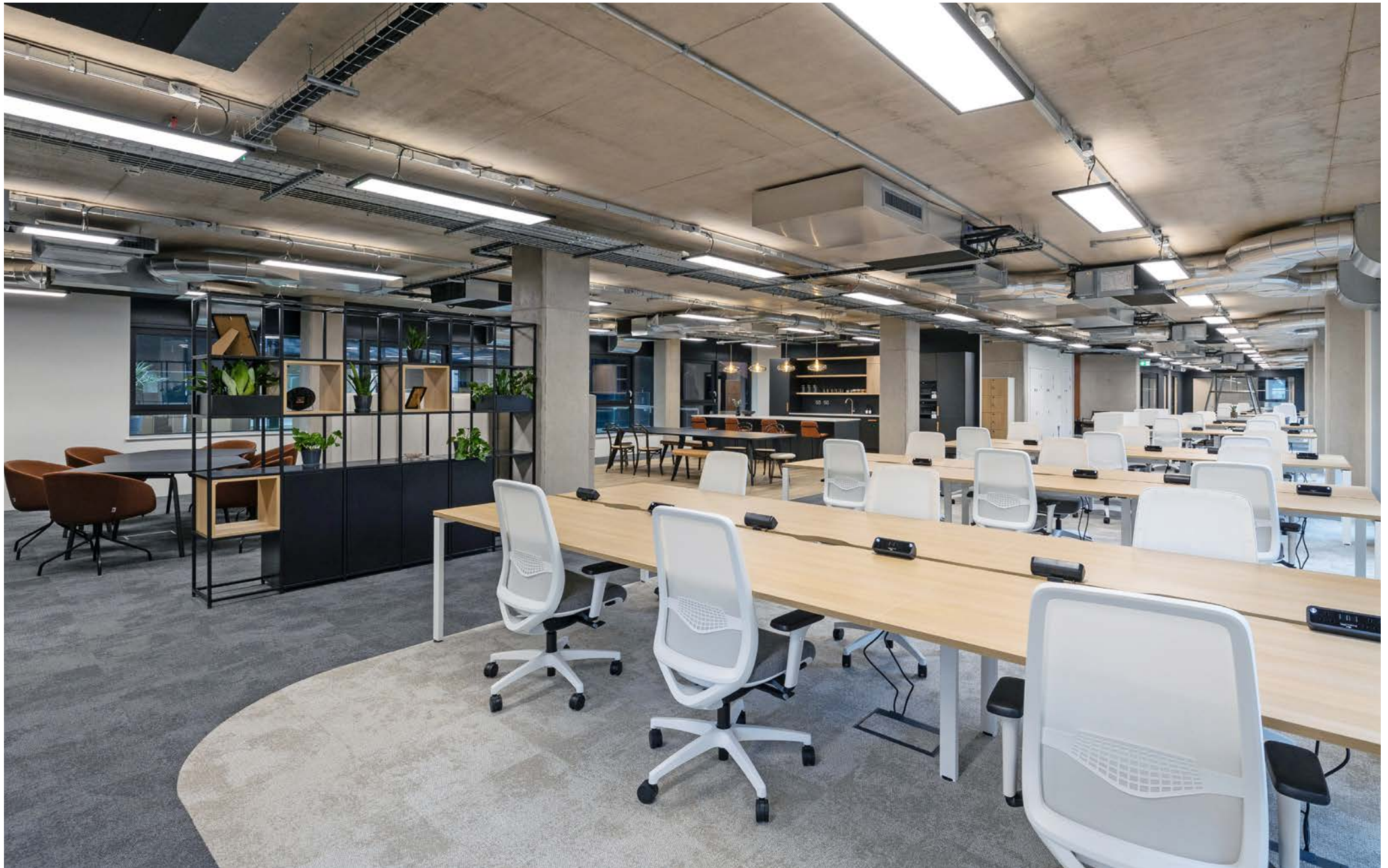
## GROUND FLOOR

North Wing	Office	4,404 sq ft / 409.1 sq m
Total	Office	4,404 sq ft / 409.1 sq m

Open plan desks	38
8 person meeting room	1
3 person meeting room	1
Breakout project spaces	4
Quiet rooms	3
Zoom room	1
Kitchenette	1







No.2 The Distillery – Ground floor





No.2 The Distillery – Ground floor





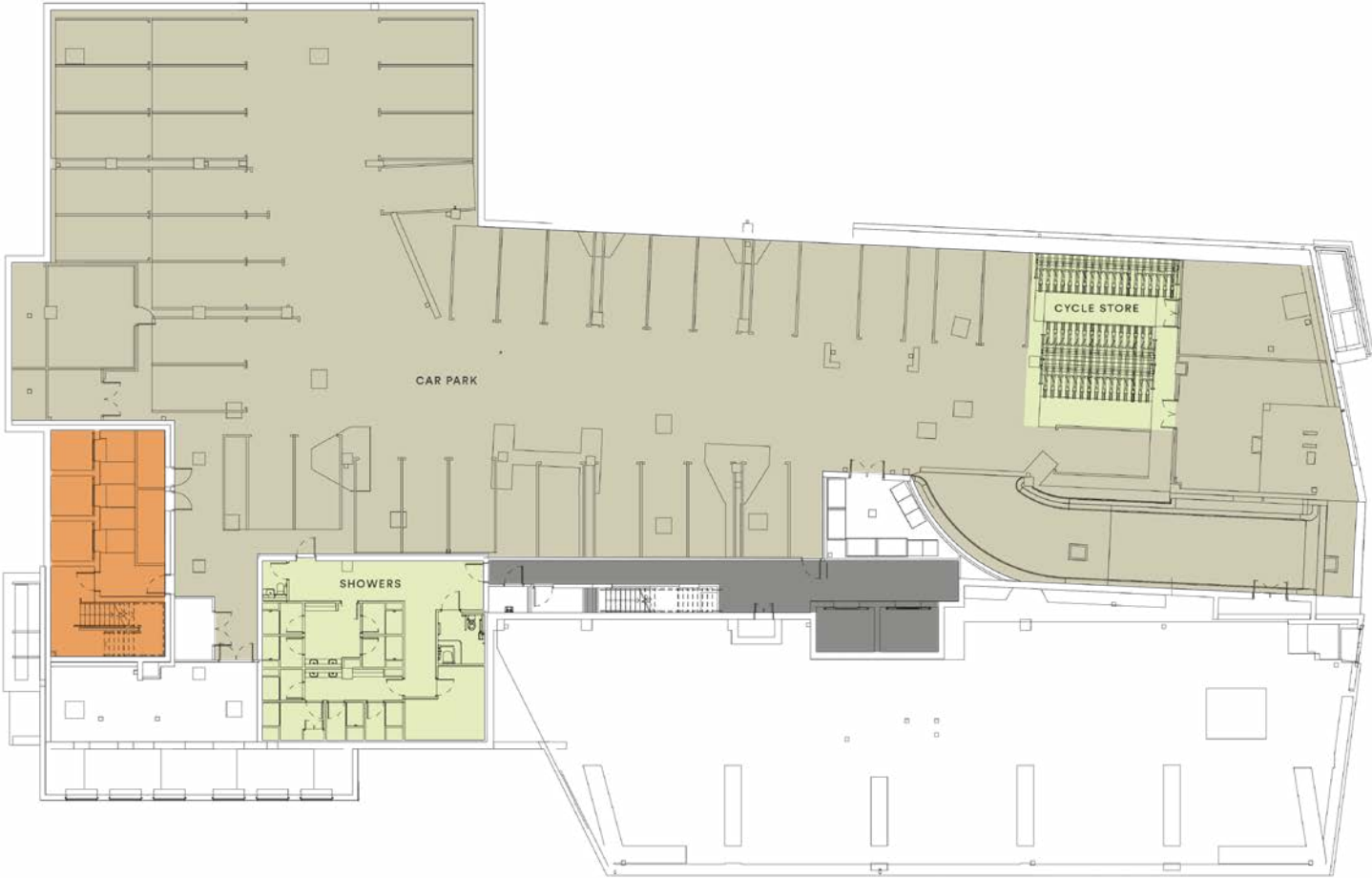
Images clockwise from top left: lift lobby / the street / shower & changing facilities / WCs / lockers / entrance & green wall



# NO.2 THE DISTILLERY

Floor plans not to scale.  
For indicative purposes only.

## BASEMENT



- Car park
- 9 x Showers
- 100 x Cycle spaces
- No.1 core
- No.2 core



## SUMMARY SPECIFICATION

### THE PERFECT BLEND OF CONSIDERED AND HIGH SPECIFICATION FEATURES

**05**  
mins walk

to Temple Meads  
Station

**12**  
mins walk

to Cabot Circus

**fitwel**

Fitwel rated

**A**

EPC

**BREEAM**

Excellent



Green wall



Photovoltaic  
panels on roof



WiredScore -  
Platinum and Gold



Exposed services  
VRF air conditioning



Smart  
LED lighting



Fully accessible  
raised floors



38 parking  
spaces



110 bike  
parking spaces



2 electric car  
charging points



2 motorcycle  
bays



9 showers



120 lockers



Drying room



High speed 8 person  
passenger lifts



CCTV



Opening windows



Terraces on 2 wings



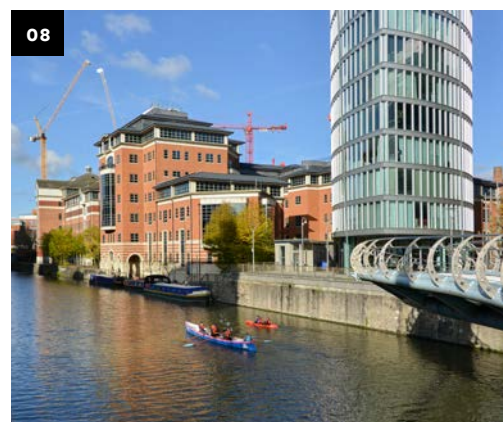
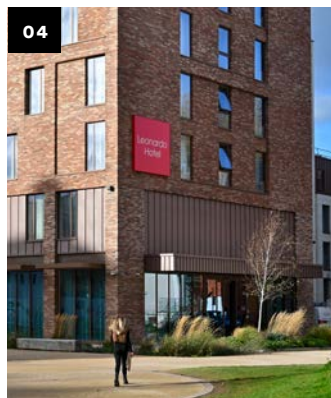
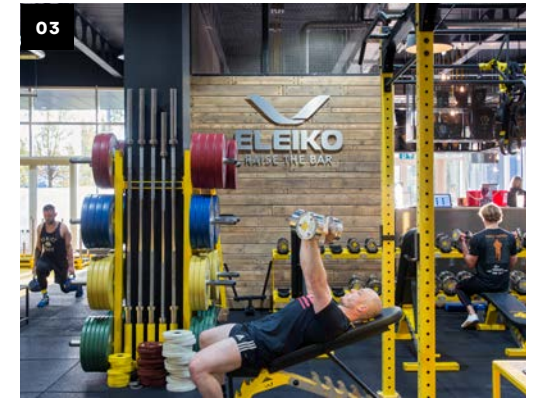
## LOCATION

**A central location with access to a vibrant and diverse amenity offering.**

The Distillery is within a five minute walk of Temple Meads station and the prime retail and leisure facilities of Cabot Circus.

For those preferring a more curated and independent experience – take a short walk to Friska to enjoy an early morning coffee or feel the burn with an energetic workout at Stark's Fitness. When it's time to relax, hop across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – or pop-in post work to the Left Handed Giant Brewpub.

The Leonardo Hotel which sits on the opposite corner of the new city square is perfect for those who want to stay over or just enjoy a meal or drink.



- 01 Cabot Circus
- 02 Castle Park
- 03 Stark's Fitness
- 04 Leonardo Hotel, Bar & Restaurant
- 05 Double Puc
- 06 Veenno
- 07 St Nicholas Market
- 08 Valentine Bridge
- 09 Left Handed Giant Brewpub



# LOCATION

Local Amenities

01 Double Puc

02 Veeno

03 Stark's Fitness

04 Hotel Ibis Bristol Temple Meads

05 Fuedl

06 Recess

07 Starbucks

08 Bridge Inn

09 The Barley Mow

10 Spicer & Cole

11 Premier Inn

12 Punchbowl

13 Barikka Tapas Bar

14 Small Goods

15 Yurt Lush

16 Hart's Bakery

17 Left Handed Giant Brewpub

18 Wooly Cactus

19 Moor Beer

20 EATCHU

21 Sainsbury's Local

Local Occupiers

01 Cookpad

02 Ultraleap

03 Prophecy

04 Micrima

05 Gresham Tech

06 The Specialist Works

07 Ovo Energy

08 Burges Salmon

09 Channel 4


10 Amdaris

11 Zone

12 Engine Shed

13 Temple Studios

14 PWC



Travel Times

Bath

11m

London Paddington

1h 37m

Cardiff

53m

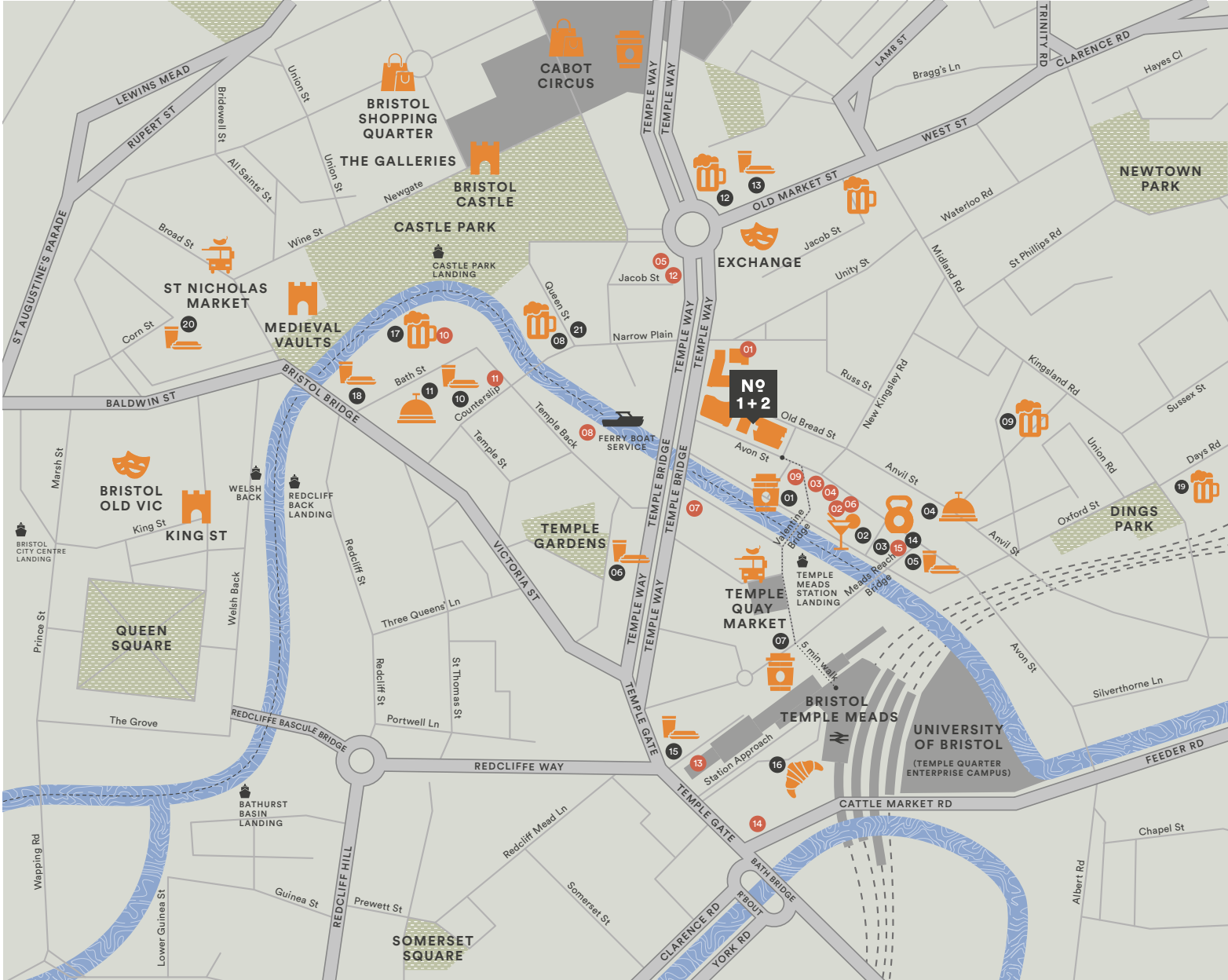
Birmingham

1h 23m

Manchester

3h

----- Bristol to Bath Cycleway





## FURTHER INFORMATION

### Terms

Upon application.

### Viewings

Please contact the  
joint sole letting agents:



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Designed by Cre8te - 020 3468 5760 - cre8te.london

THEDISTILLERYBRISTOL.CO.UK