



REGION

Bristol

MATURED

2021

THE DISTILLERY

Nº 1+2

AVON STREET



01-
02

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.

fitwel

Fitwel rated

A

Targeted EPC

BREEAM

Excellent



Green wall



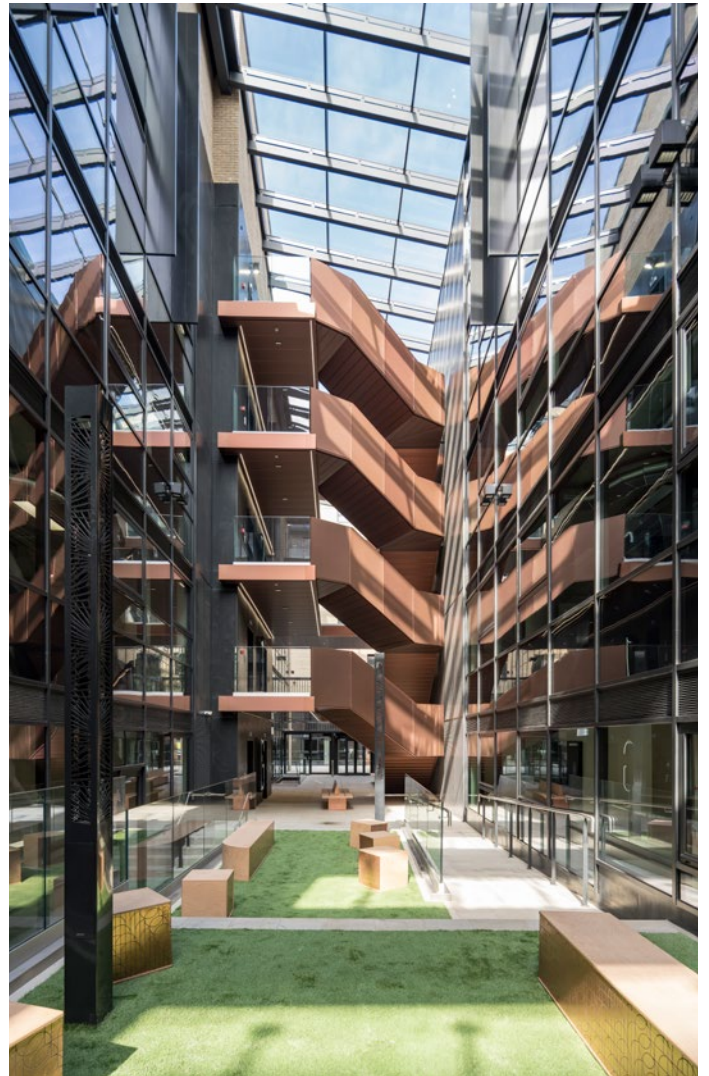
Photovoltaic
panels on roof

05
mins walk

to Temple Meads
station



Images clockwise from top left: No.1 The Distillery exterior / No.2 The Distillery exterior entrance & green wall / No.2 The Distillery exterior



the Distillery the street and lawn / No.1 The Distillery reception / No.2 The Distillery exterior

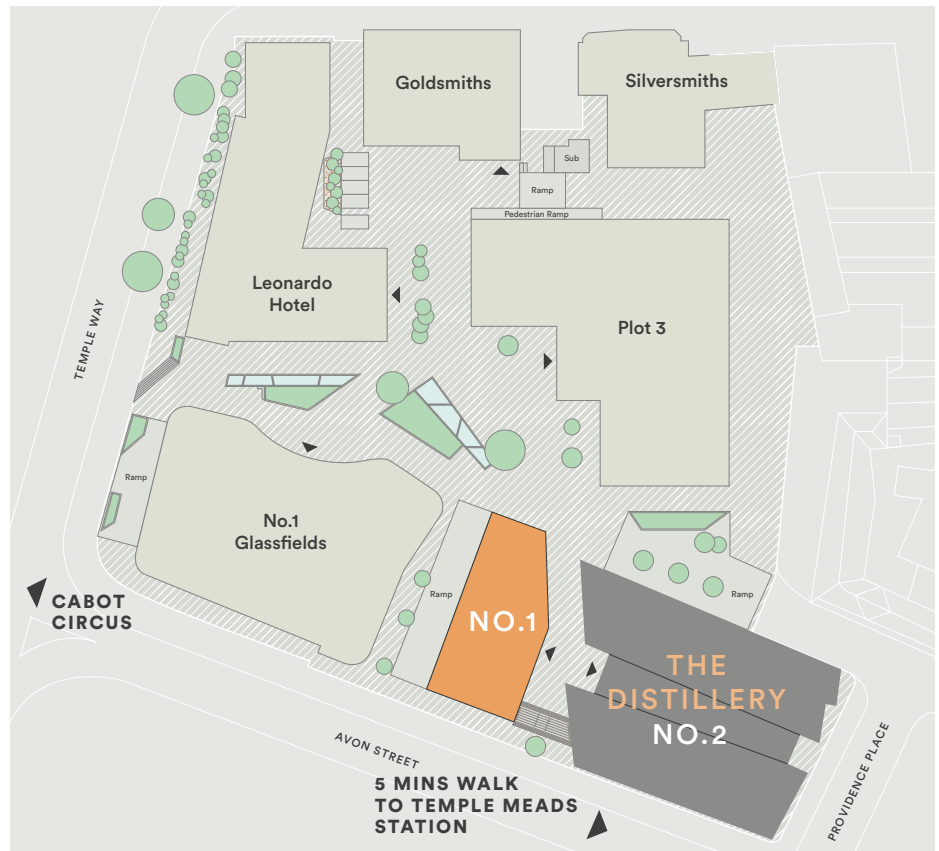
THE FACTS DISTILLED

GLASSFIELDS

Set within the Glassfields development in the heart of the Temple Quarter Enterprise Zone – the scheme occupies one of the highest profile locations in Bristol's city centre.

With a new 200 bed Leonardo Hotel recently completed, onsite café and studio-style workspaces in the period building of Goldsmiths and Silversmiths – Glassfields is an outstanding mixed-use development leading the areas regeneration.

The Distillery's specification also means it provides the perfect environment for how business works today.



SUMMARY SPECIFICATION



Exposed services
VRF air conditioning



Smart
LED lighting



Fully accessible
raised floors



38 parking
spaces



100 bike
parking spaces



Electric car
charging points



2 motorcycle
bays



Showers



Lockers



Drying room



High speed 8 person
passenger lifts



WiredScore
Certified

SPACE TO BREATHE

Floor plans not to scale.
For indicative purposes only.



GROUND FLOOR

No. 1 The Distillery

North

Office: 1,733 sq ft / 164.7 sq m

South

Office: 1,365 sq ft / 126.8 sq m

No. 2 The Distillery

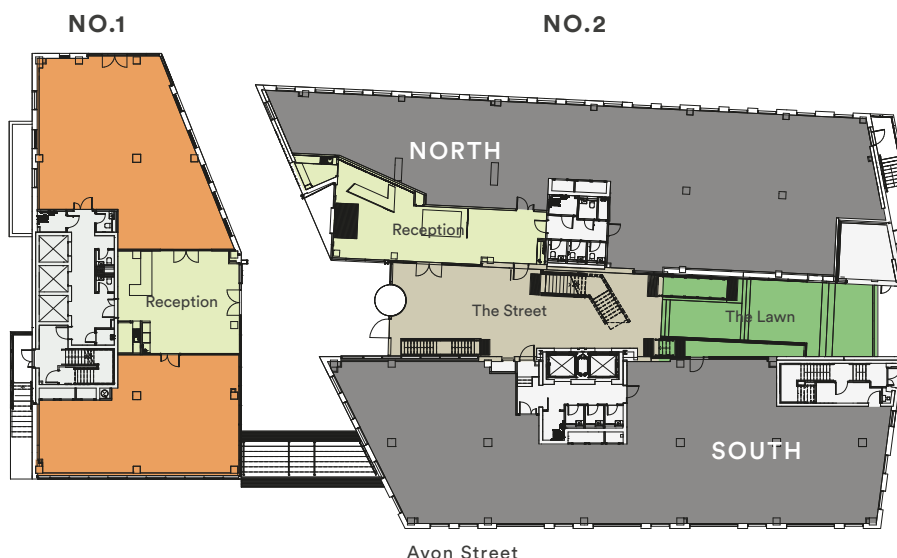
North Wing

Office: 4,404 sq ft / 409.1 sq m

South Wing

Office: 4,541 sq ft / 421.9 sq m

- No. 1 Office
- No. 2 Office
- Core



THIRD FLOOR

No. 1 The Distillery

Office: 4,399 sq ft / 408.7 sq m

No. 2 The Distillery

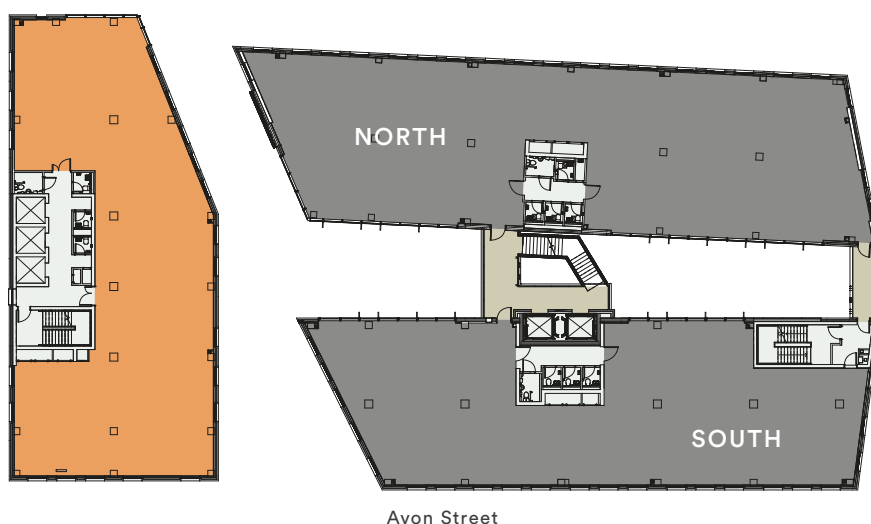
North Wing

Office: 5,819 sq ft / 540.6 sq m

South Wing

Office: 4,669 sq ft / 433.8 sq m

- No. 1 Office
- No. 2 Office
- Circulation
- Core



NO.1 THE DISTILLERY

FLOOR	SQ M	SQ FT
Eighth	412.7	4,442
Seventh	408.5	4,397
Sixth	41.70	4,421
Fifth	410.2	4,415
Fourth	410.2	4,415
Third	408.7	4,399
Second	407.0	4,381
First	367.3	3,954
Ground North	164.7	1,733
Ground South	126.8	1,365
Ground Reception	67.0	721
Total	3,593.8	38,683

NO.2 THE DISTILLERY

FLOOR	North Wing		South Wing		Totals	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Fifth	-	-	360.6	3,881	360.6	3,881
Fourth	520.3	5,600	409.3	4,406	929.6	10,006
Third	540.6	5,819	433.8	4,669	974.4	10,488
Second	540.8	5,821	434.1	4,673	974.9	10,494
First	511.4	5,505	432.1	4,651	943.5	10,156
Ground	409.1	4,404	421.9	4,541	831.0	8,945
Ground Reception	80.7	869	-	-	80.7	869
Total	2,602.9	28,018	2,491.8	26,821	5,094.7	54,839



Images clockwise from top left: No.1 The Distillery / No.2 The Distillery / No.1 The Distillery / No.2 The Distillery



IN THE MIX

LOCATION

A central location, with access to a vibrant and diverse amenity offering and impressive transport connections.

The development's position means it is within a 5 minute walk of Temple Meads station and an equal distance to the prime retail and leisure facilities of Cabot Circus.

A short walk away enjoy an early morning coffee at Friska, or for the more energetic a workout at Stark's Fitness. Walk across the river to Temple Quay Market and sample the lunchtime delights of Murray May's – then onto Left Handed Giant Brewpub in the early evening...



Bath	11 mins
London Paddington	1 hour 37 mins
Cardiff	53 mins
Birmingham	1 hour 23 mins
Manchester	3 hours



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