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**FINZELS REACH**  
BRISTOL



**FERMENTATION &  
COMPRESSOR BUILDINGS**

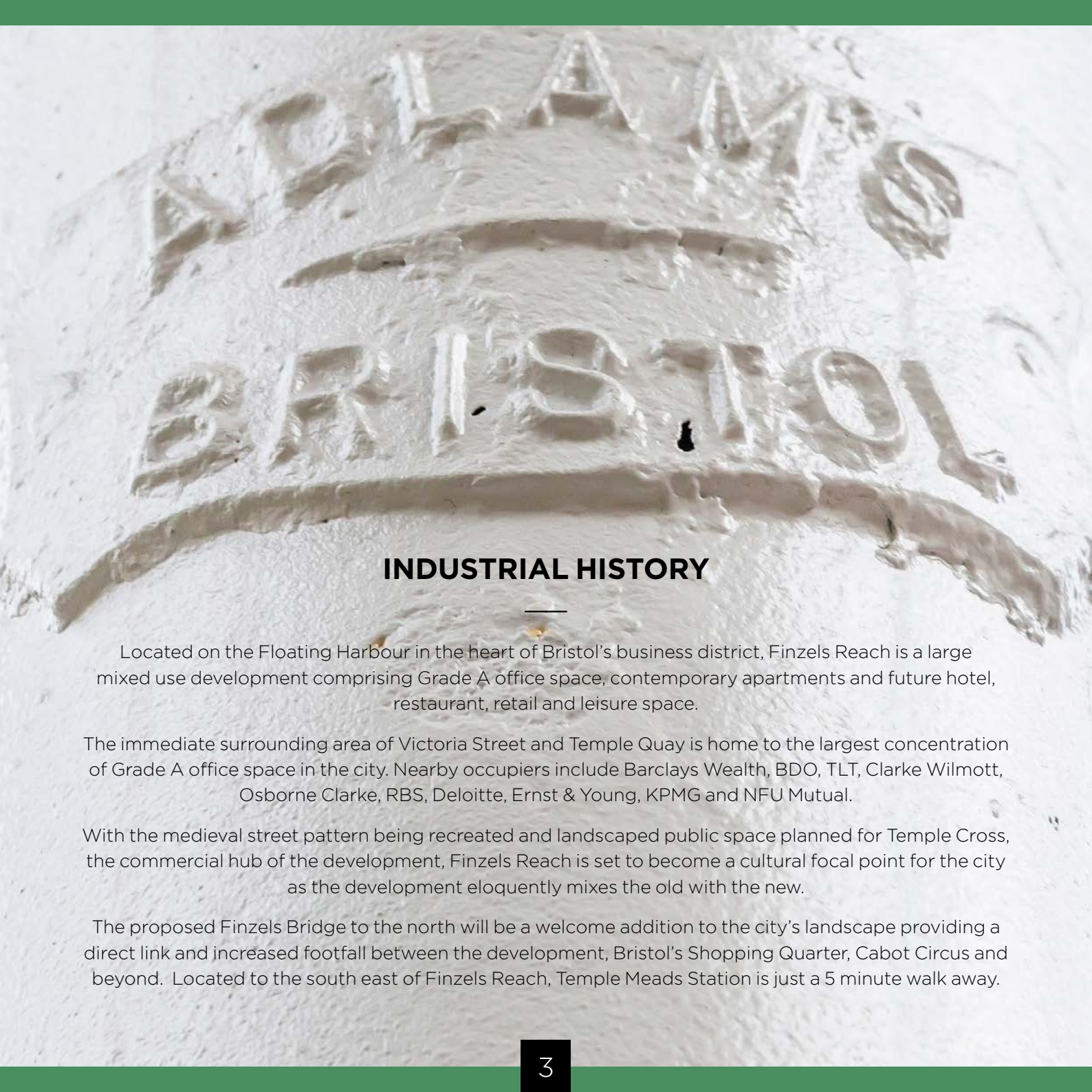




# **FERMENTATION & COMPRESSOR BUILDINGS**

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NEW OFFICE, RESTAURANT, RETAIL & LEISURE OPPORTUNITIES  
IN THE HEART OF BRISTOL



## INDUSTRIAL HISTORY

Located on the Floating Harbour in the heart of Bristol's business district, Finzels Reach is a large mixed use development comprising Grade A office space, contemporary apartments and future hotel, restaurant, retail and leisure space.

The immediate surrounding area of Victoria Street and Temple Quay is home to the largest concentration of Grade A office space in the city. Nearby occupiers include Barclays Wealth, BDO, TLT, Clarke Wilmott, Osborne Clarke, RBS, Deloitte, Ernst & Young, KPMG and NFU Mutual.

With the medieval street pattern being recreated and landscaped public space planned for Temple Cross, the commercial hub of the development, Finzels Reach is set to become a cultural focal point for the city as the development eloquently mixes the old with the new.

The proposed Finzels Bridge to the north will be a welcome addition to the city's landscape providing a direct link and increased footfall between the development, Bristol's Shopping Quarter, Cabot Circus and beyond. Located to the south east of Finzels Reach, Temple Meads Station is just a 5 minute walk away.





## IN WITH THE NEW... AND OLD

The site of the former Courage Brewery is being transformed into exciting new space for living and working. Rich in industrial history and rustic charm, Fermentation Building North, Fermentation Building South and Compressor Building form the focal point of office, restaurant, retail and leisure space within the development.

### APPROVED USES

Fermentation Building North - **A1, A3, A4, D2**

Fermentation Building South - **A1, A3, A4, Sui Generis**

Compressor Building - **A1, A3, A4, D2**

Other uses including **B1, B2, C1, C3, D1** will be considered subject to planning approval.



## YOUR IMAGINATION IS THE ONLY LIMIT

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Suitably positioned to become the hub of restaurant and leisure activity for the surrounding area, the Fermentation and Compressor buildings provide circa 37,000 sq ft of office, restaurant, retail and leisure accommodation over three levels. The buildings overlook the Floating Harbour on one side and the new public square at Temple Cross on the other.



## PICTURE THIS

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CAFES & RESTAURANTS

LEISURE USE

MICRO BREWERY

RETAIL, STUDIO OR WORKSHOP SPACE

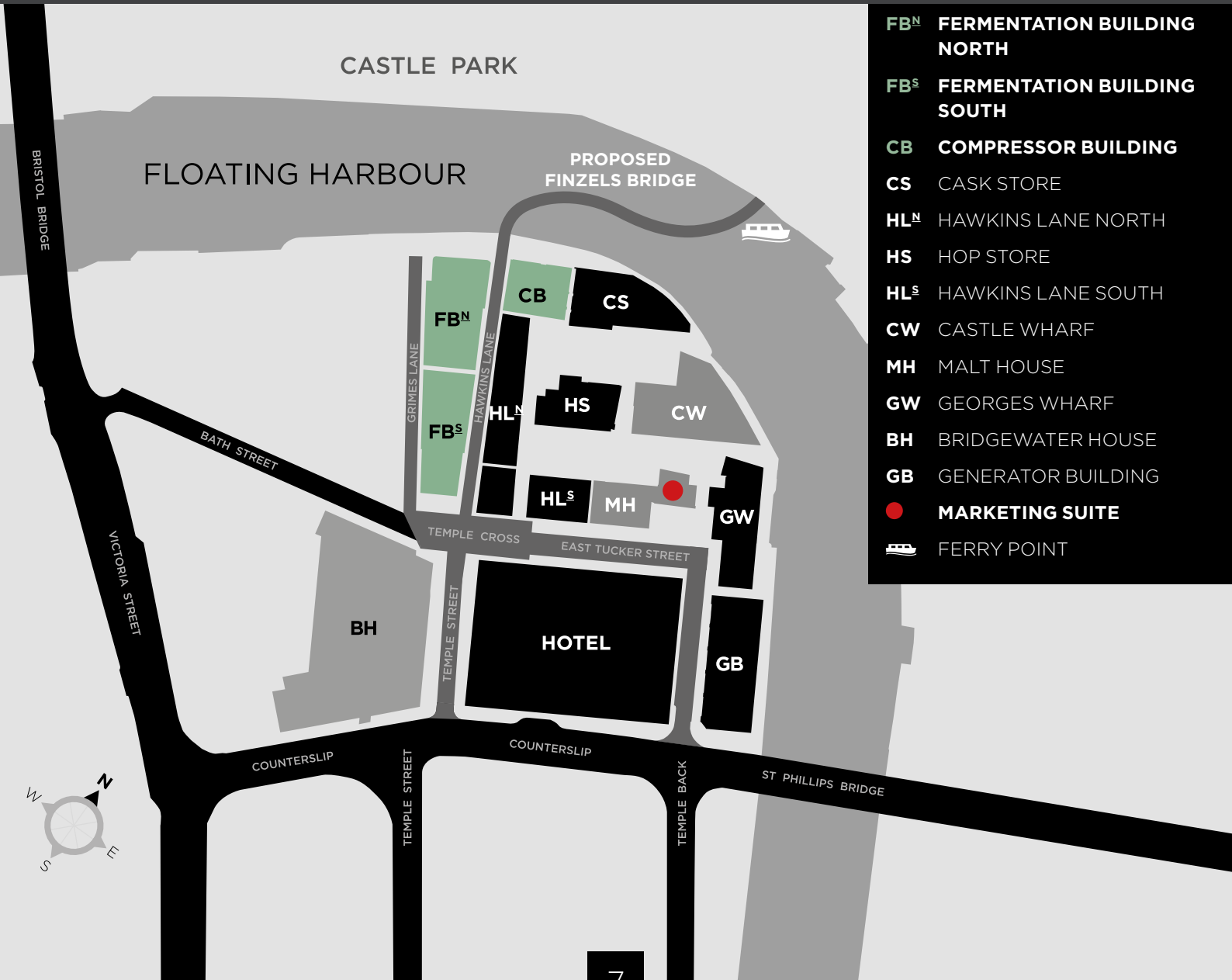
GALLERY OR EVENT SPACE


STREET FOOD/ARTISAN FOOD MARKET AT TEMPLE CROSS

OFFICES FOR CREATIVE AND TECHNOLOGY INDUSTRIES



# FINZELS REACH SITE MAP



- FB<sup>N</sup>** FERMENTATION BUILDING NORTH
- FB<sup>S</sup>** FERMENTATION BUILDING SOUTH
- CB** COMPRESSOR BUILDING
- CS** CASK STORE
- HL<sup>N</sup>** HAWKINS LANE NORTH
- HS** HOP STORE
- HL<sup>S</sup>** HAWKINS LANE SOUTH
- CW** CASTLE WHARF
- MH** MALT HOUSE
- GW** GEORGES WHARF
- BH** BRIDGEWATER HOUSE
- GB** GENERATOR BUILDING
- **MARKETING SUITE**
-  **FERRY POINT**



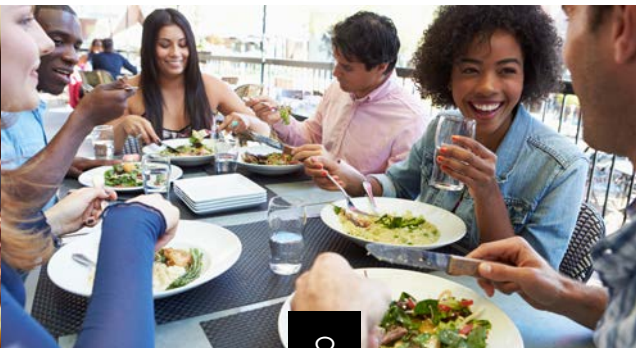


## FLAGSHIP OR FLORIST

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Units of 1,000 - 15,000 sq ft can be accommodated in a variety of spaces to suit the needs of your business. If it's original exposed brickwork or a newly built state of the art specification that you require, we've got it covered at Finzels Reach.

Flexible lease terms will be considered.





## FERMENTATION BUILDING NORTH



FERMENTATION  
NORTH



# FERMENTATION BUILDING SOUTH





# COMPRESSOR BUILDING



BUILDING



## ANTICIPATED TIMELINE

**Q1 2015**

Completion to shell and core of Fermentation and Compressor Buildings

**Q2 2015**

Cask Store launches to residential market

**Q1 2016**

Finzels Bridge opening

**Q3 2016**

168 bedroom hotel opening



# GROUND FLOOR

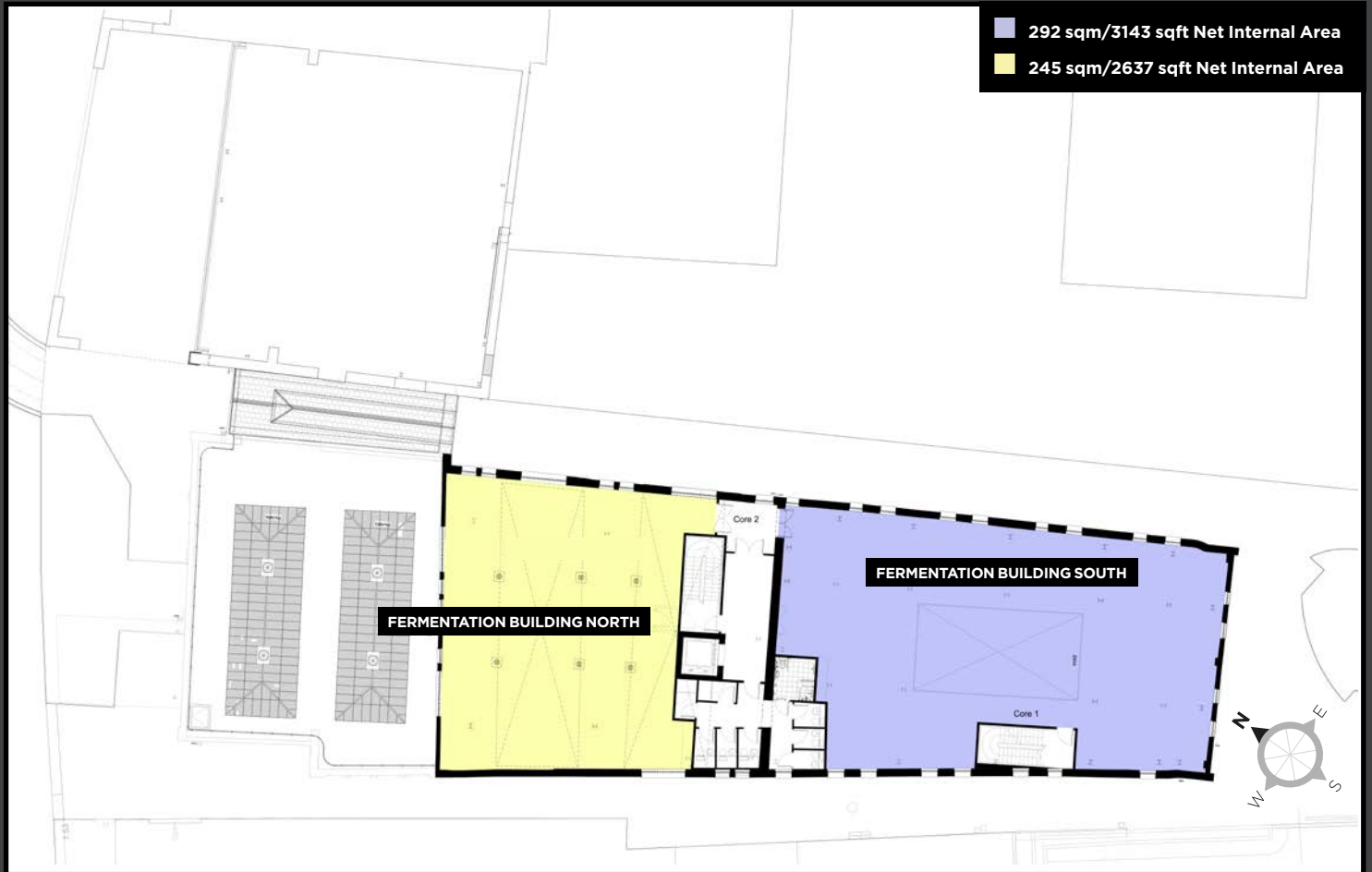


# FIRST FLOOR





# SECOND FLOOR





## PROPOSED NEW FINZELS BRIDGE

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Named after the philanthropist Conrad Finzel who once operated a sugar refinery on the site, Finzels Bridge will form part of the overall development at Finzels Reach.

The Compressor and Fermentation Buildings will be centre of attention as pedestrians and cyclists embark and disembark the bridge at Hawkins Lane.

The 90 metre timber decked structure linking Temple Meads, the surrounding business district and Finzels Reach to Castle Park, Cabot Circus and beyond is due to be opened in Late Spring 2015.



# HAWKINS LANE SOUTH







**HAWKINS LANE NORTH**



# COUNTERSLIP





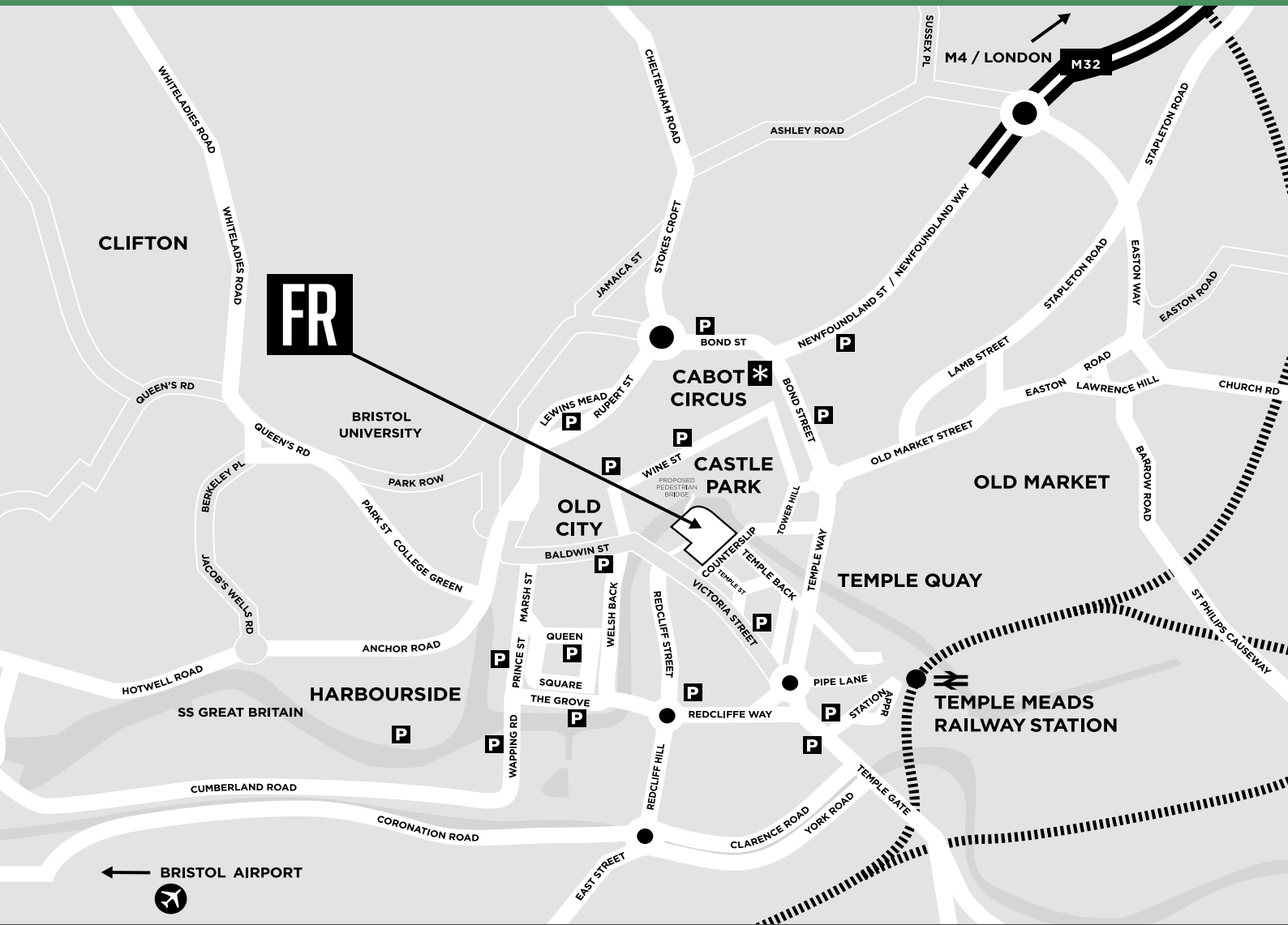


**HAWKINS LANE NORTH**



# TEMPLE CROSS





<b>London</b>	122 miles
<b>Cardiff</b>	44 miles
<b>Birmingham</b>	91 miles
<b>Bristol Airport</b>	8 miles
<b>Heathrow Airport</b>	104 miles



<b>London Paddington</b>	1 hr 45 mins
<b>Cardiff</b>	48 mins
<b>Birmingham</b>	1 hr 35 mins
<b>Exeter</b>	1 hr 17 mins
<b>Heathrow Airport</b>	2 hrs 18 mins



<b>Temple Meads Railway Station</b>	10 mins
<b>Bristol Bus Station</b>	10 mins
<b>Bristol Ferry</b>	5 mins

All times are approximate

#### OTHER LOCAL OCCUPIERS

Friska

Brew Dog

Aqua

Turtle Bay

The Stable

Quakers Friars

Occupiers in Quakers Friars \* include **Brasserie Blanc**, **Carluccios** and **Piccolino**



Work is ongoing to create shell space within  
Fermentation and Compressor Buildings.

Proposals from interested parties are now invited  
on the basis of occupational pre-letting, long leasehold  
turnkey packages or sale.

Office enquiries

Leisure and retail  
enquiries

A development by



Funded by



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**BRISTOL BATH**