



HARBOURSIDE  
**ALIVE**

Restaurant, bar and leisure opportunities in Bristol's waterside quarter Harbourside Alive!



# HARBOURSIDE IS ALIVE WITH LIFE



Harbourside comes to life with a £340 million urban rejuvenation scheme. A range of diverse attractions including museums, galleries, arts centres, shops, bars, pubs, restaurants and offices make Harbourside their home.

**Pre-2008**  
Lloyds Bank  
Gala Casino  
(now Rainbow Casino)  
Fitness First  
(now Pure Gym)  
@Bristol  
IBIS Hotel  
Costa Coffee

**2008**  
HBOS

HBOS (Lloyds Banking Group) one of the UK's leading banking and insurance groups moves in with 1,700 employees.

**2009**  
Pizza Express

The Living Room  
(now Slug & Lettuce)

The Living Room restaurant and bar brings high quality food and drink with an award winning level of service and frequent events and music to Harbourside.



**2009**  
Blue Reef Aquarium

One of the UK's leading independent financial service providers and asset management specialists moves to Harbourside with 700 employees.

**2010**  
Hargreaves Lansdown  
The Environment Agency

Britain's largest restaurant, the 1,000-seat, 30,000 sq ft Za Za Bazaar opens on Harbourside.

**2011**  
Za Za Bazaar

Moves 245 employees to central Bristol in a home that reflects its ethos and rigorous environmental standards.

**2012**  
Tridios Bank

**2012**  
CMS Cameron McKenna

The Crescent, Balmoral and Waverley Residential complex completed

Crest Nicholson complete Phase 1 of Harbourside. 492 stunning residential properties, all sold to a healthy mix of investors and residents.

Confidence in the area continues to grow with the commencement of the new phase of development at Harbourside and with it another 170 apartments.

**2012**

Phase 2 of Crest Nicholson residential development

Steak of the Art,  
In Play Golf,  
The Cuban and  
Pure Gym

**2013**

Brigstow Lounge  
The Triathlon Shop

Invicta almost all sold. 101 units within Canon's Gate all sold. The Triathlon Shop flagship 9,000 sq ft store opens.

**2014**



# RESTAURANT, BAR & LEISURE OPPORTUNITIES

As Harbourside enters its final phases of residential development, the attractions of Harbourside as a restaurant, bar and leisure destination are clear:

- 763 residential units at Harbourside; home to approximately 1,526 potential customers\*.
- Approximately 6,500 employees are based in the immediate vicinity of Harbourside.
- In addition to the residents and working population of Harbourside, an estimated 12,000 people work within a 10 minute walk.
- 5,000 students and 355 staff are based at the adjacent City of Bristol College and a further 16,000 students and 4,500 staff are based at the Bristol University campus at the top of Park Street.
- Bristol is the seventh most popular destination in the UK for overseas visitors with over 9 million visitors every year.
- Resident and employee average household income of £50,000-£60,000\*\*.
- 31% of residents and employees eat out at least once a week and a further 21% more than once a week\*\*.
- On site hotel with 182 rooms catering for up to 364 people.
- Public car parking for up to 900 vehicles.
- Units from 1,000 sq ft to 9,299 sq ft available.

## LOCAL AREA POLL - MARCH 2012

31%	30%	41%	56%	43%
EAT OUT AT LEAST ONCE A WEEK (21% MORE THAN ONCE A WEEK)	WOULD LIKE AN UPMARKET LUNCH OFFERING IN THE AREA	WOULD LIKE MORE FOOD RETAILERS IN THE AREA	HAVE A HOUSEHOLD INCOME OVER £40K	ARE BETWEEN 20 AND 40 YEARS OLD



\*Based on an assumption of an average occupancy of 2 residents per unit. \*\*Statistics based on the findings of a survey conducted at Harbourside on a sample of 100 people.

# HARBOURSIDE ALIVE

## AN EVENTFUL YEAR

Host to some of Bristol's most active and best attended events and attractions, Harbourside draws people from far and wide as well as from all across Bristol.

- The Bristol Harbour Festival attracts 250,000 people.
- The Arnolfini, a leading centre for contemporary arts, attracts over 500,000 visits every year.
- The new M Shed Museum of Bristol is expecting in excess of 250,000 visitors annually.
- Sporting events such as the Bristol Half Marathon, 10k Run, Mile Races, Biggest Bike Ride and Tri Bristol bring over 50,000 sports enthusiasts and supporters to Harbourside throughout the year.
- In 2015, Bristol will be the UK's first European Green Capital, playing host to a year full of events around the city.

DATE	EVENT*
Jan	EUROPEAN GREEN CAPITAL 2015 Launching Bristol as the European Green Capital for 2015
12th-13th March	18TH ANNUAL CAMRA BRISTOL BEER FESTIVAL
May	ANNUAL BRISTOL 10K RUN 18,000 expected attendance
23rd-24th May	ANNUAL VEGFEST World's biggest vegan event
June	BRISTOL'S BIG GREEN WEEK
June	ANNUAL FESTIVAL OF NATURE UK's largest free nature festival
June	ANNUAL BRISTOL'S BIGGEST BIKE RIDE 7,500 participants
June	ANNUAL GRILLSTOCK
June	ANNUAL BRISTOL TRIATHALON
July	ANNUAL FOOD CONNECTIONS FESTIVAL
July	ANNUAL HARBOUR FESTIVAL 250,000 expected attendance
6th-9th Aug	BRISTOL INTERNATIONAL BALLOON FIESTA
3rd-4th Sept	ANNUAL ORGANIC FOOD FESTIVAL Europe's largest organic festival
Sept	ANNUAL BRISTOL 1/2 MARATHON 22,000 expected attendance

\*Combination of participants and spectators. Source of attendance figures: Bristol City Council.





## ALIVE WITH PLACES TO MEET & EAT

Meeting friends, eating out and having a good time is an integral element of Harbourside's attraction.

Come and join the successful and highly regarded venues such as Bordeaux Quay, The Living Room, Las Iguanas and Pizza Express at Bristol's waterside quarter.

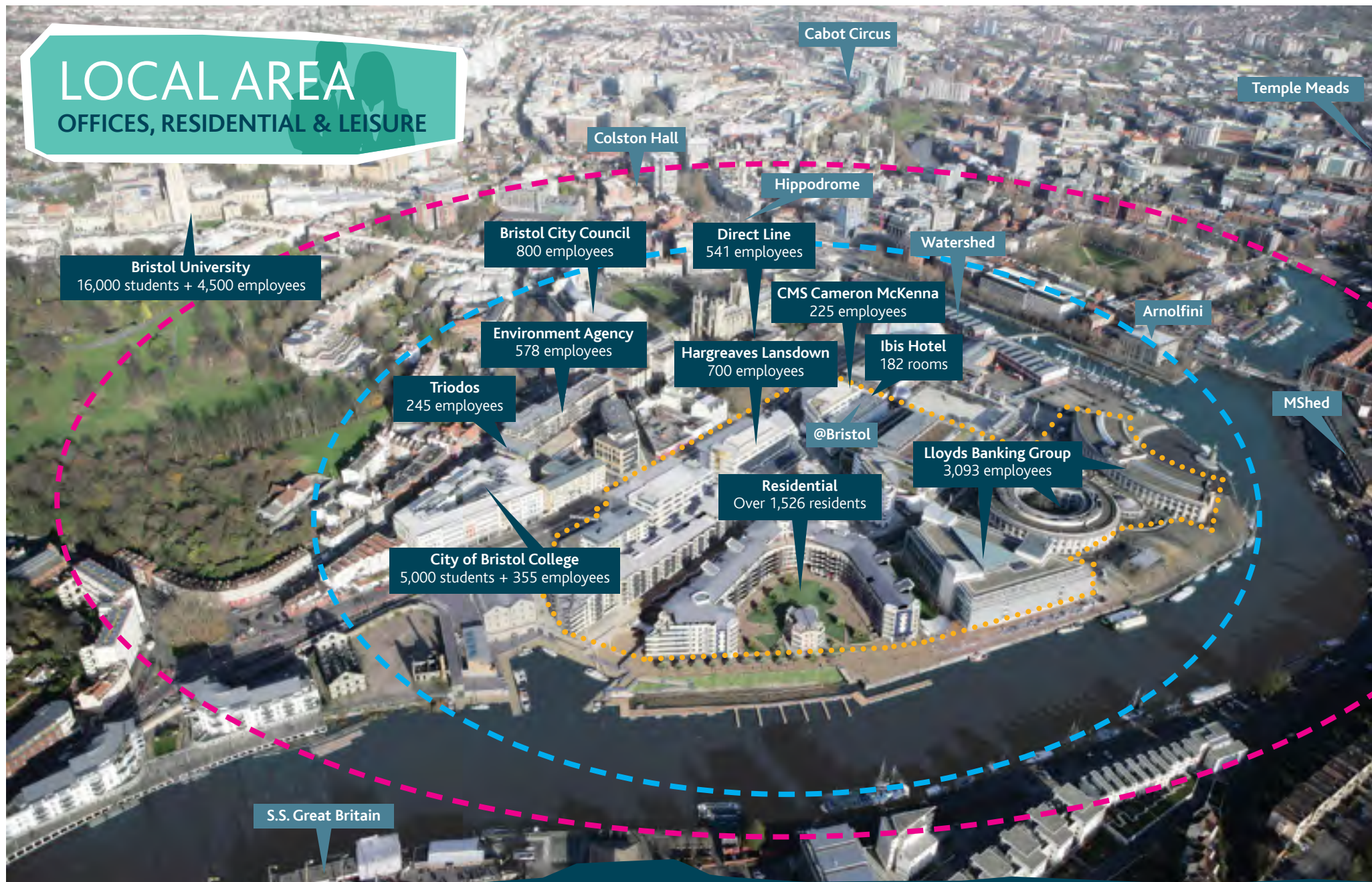
# PERFECTLY PLACED





# LOCAL AREA

## OFFICES, RESIDENTIAL & LEISURE



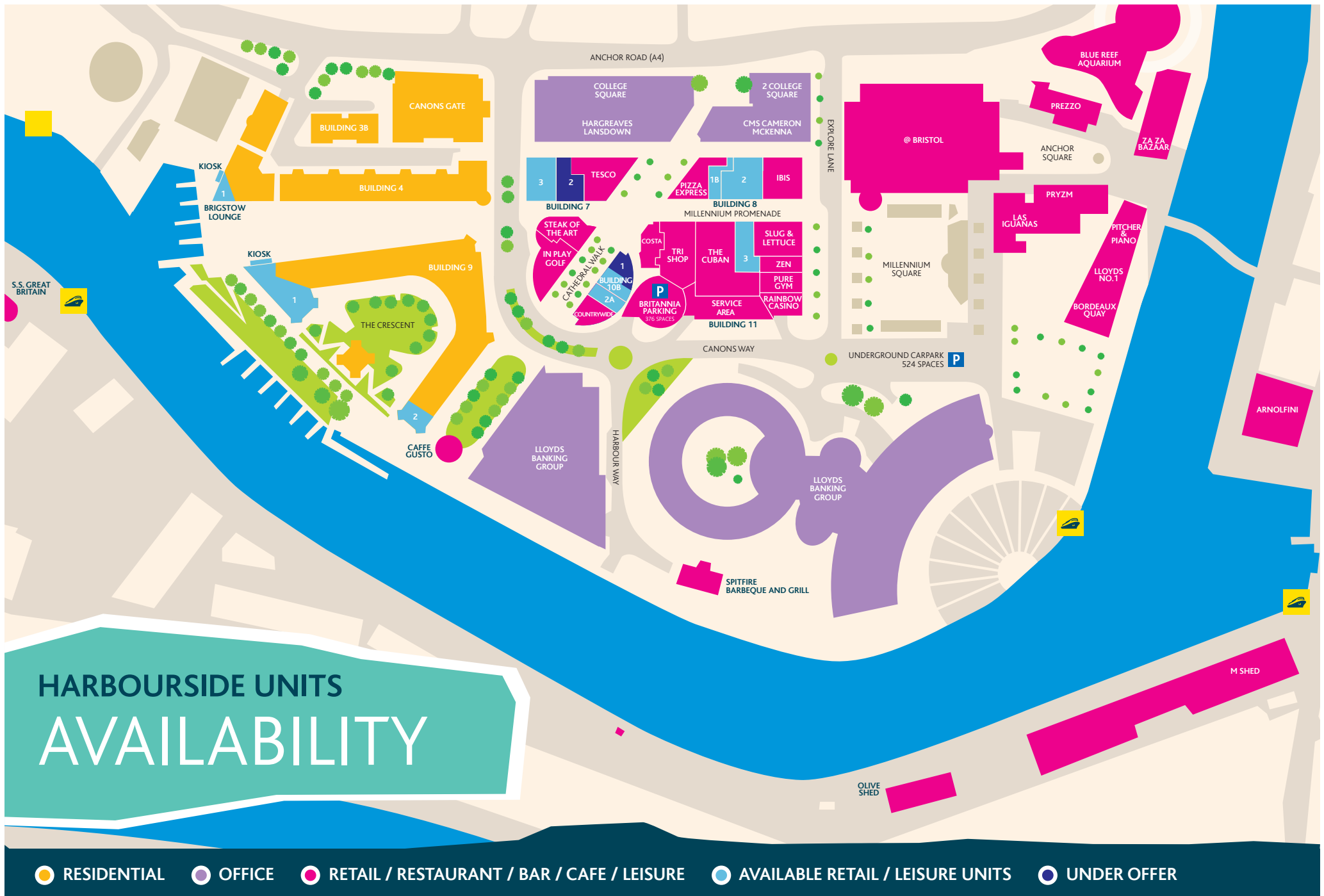
— 5 MINUTE WALK FROM HARBOURSIDE

— 10 MINUTE WALK FROM HARBOURSIDE

..... HARBOURSIDE

Walking times are approximate.





## AVAILABLE UNIT STATISTICS

### AVAILABLE UNITS

BUILDING	UNIT	GIA - SQ.FT.
4	1	1,938
4	KIOSK	915
7	3	2,050
8	1B	1,249
8	2	5,134
9	1	5,705
9	2	1,130
9	KIOSK	1,507
10B	1B	907
10B	2A	1,569
11	3	3,534









**Crest**  
NICHOLSON

In association with



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