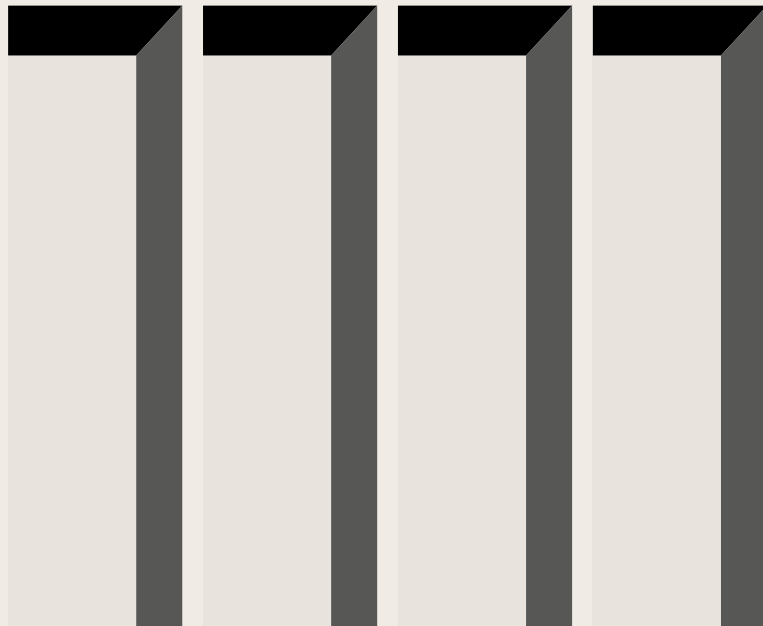
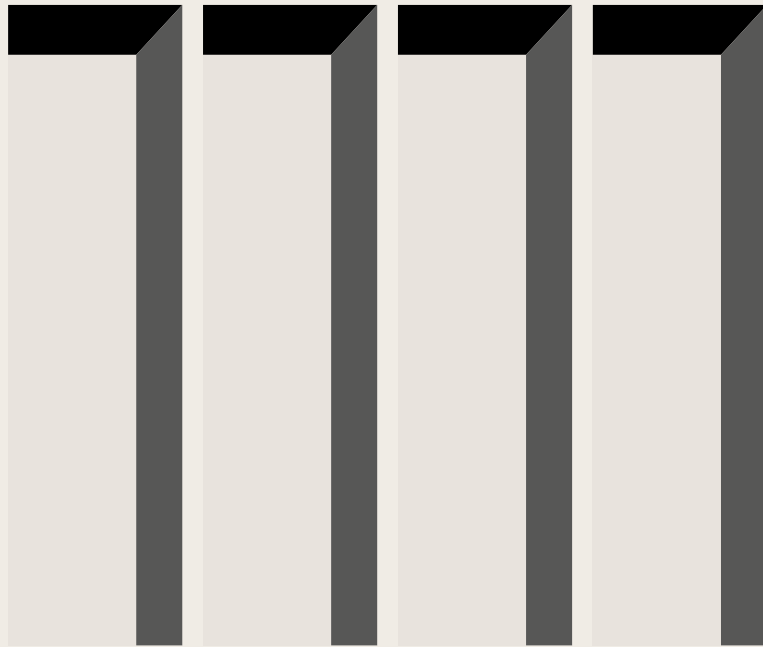
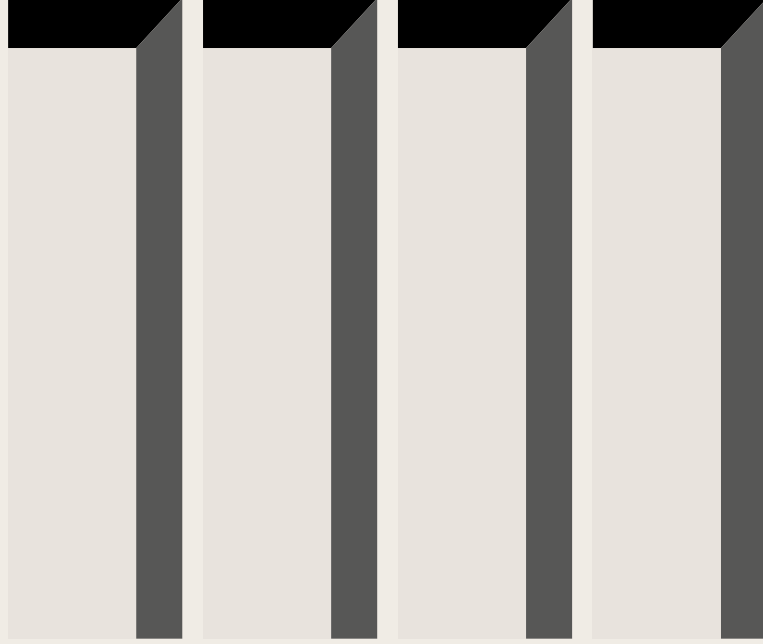


33  
BRISTOL



# THE BUILDING

THE BATH STONE ART DECO FAÇADE OF 33 BRISTOL BELIES AN INDUSTRIOUS SPACE IDEAL FOR CREATIVE COMPANIES.

Under new ownership, the ground, second, third and fourth floors are available and a full refurbishment is underway. The fourth floor has an exposed services media style finish and offers two roof terraces with excellent views across the newly redesigned Colston Avenue towards Bristol's Floating Harbour. The second and third floors are being overhauled to provide a stunning modern open plan floorplate with metal tiled ceilings and inset LED lighting, whilst the ground floor offers a prominent self-contained unit suitable for either a retail or office use.



# THE WELCOME

A BRIGHT RECEPTION SPACE WITH CONCIERGE WELCOMES GUESTS TO THE VIBRANT AND WELL LOCATED BUILDING.

The new owners had a vision to completely reinvigorate the arrival to the building and are creating a new bright and airy reception space that welcomes users to the building with a concierge service.

CGI - for indicative purposes only





# YOUR OFFICE

ALL FLOORS IN THE BUILDING OFFER OCCUPIERS THE OPPORTUNITY TO SECURE MODERN, OPEN PLAN, OFFICE SPACE BENEFITTING FROM FANTASTIC NATURAL LIGHT AND A SPECIFICATION THAT MATCHES THE BEST IN CLASS.

The 4th floor will provide a unique creative style stripped out finish, whilst the 2nd and 3rd floors will offer a clean, bright and modern working environment capable of supporting diverse requirements of today's occupiers.

- / Brand new, energy efficient Mitsubishi VRF air conditioning system incorporating heat recovery.
- / Refurbished metal raised access floor incorporating new underfloor flexible power distribution system ready for an incoming Tenant.
- / New LED lighting throughout.
- / PIR motion sensor activated lighting.
- / Full redecoration and re-carpeting throughout.
- / Fourth floor with "exposed services" CAT A refurbishment design exposed metal soffit.
- / 2 No. extensive front roof terraces with excellent views across Bristol City Centre towards Bristol Harbourside.
- / Second and third floors – new metal suspended ceilings throughout with inset LED light fittings.

CGI - for indicative purposes only



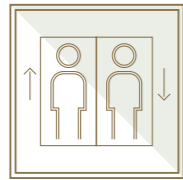
# OFFICE DETAILS

SCHEDULE OF AREAS:	SQ FT	SQ M	CAR SPACES
GROUND:	1,649	153.2	1
SECOND:	11,282	1,048.1	9
THIRD:	11,282	1,048.1	9
FOURTH:	10,200	947.6	8
<b>TOTAL</b>	<b>34,413</b>	<b>3,197</b>	<b>27</b>

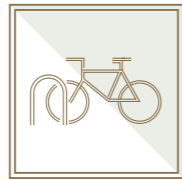
## SPECIFICATION



Refurbished reception with concierge



2 new passenger lifts



78 secure bicycle spaces



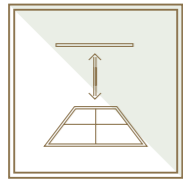
5 showers and 5 drying cabinets



2 fast car charging spaces



Air conditioning to all floors



Raised access floors



Exposed services (fourth floor)



Suspended ceilings with inset lighting (first and third floors)



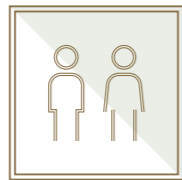
LED lighting



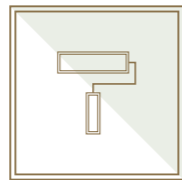
Floor to ceiling height average 2.7m on all floors



Excellent car parking ratio within fully enclosed secure car park



Refurbished WC's throughout

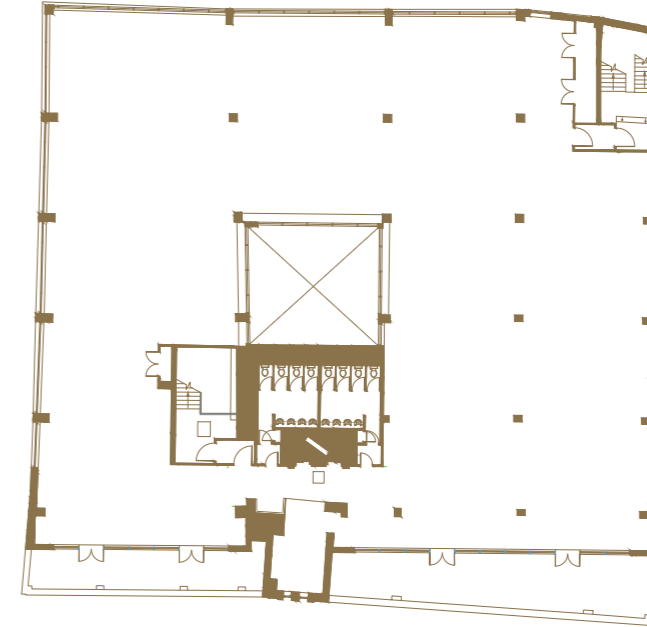


Refurbished accessible WC to ground floor

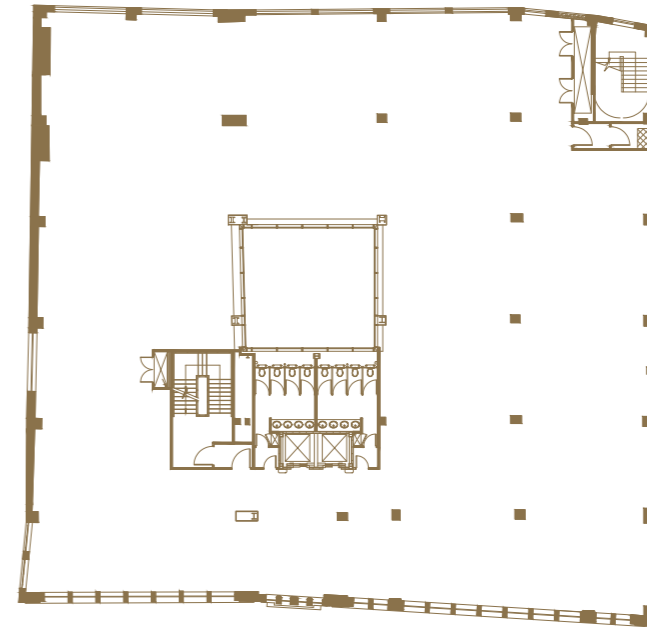


Good accessibility provisions throughout

4TH FLOOR  
10,200 SQ FT



2ND AND 3RD FLOORS  
11,282 SQ FT



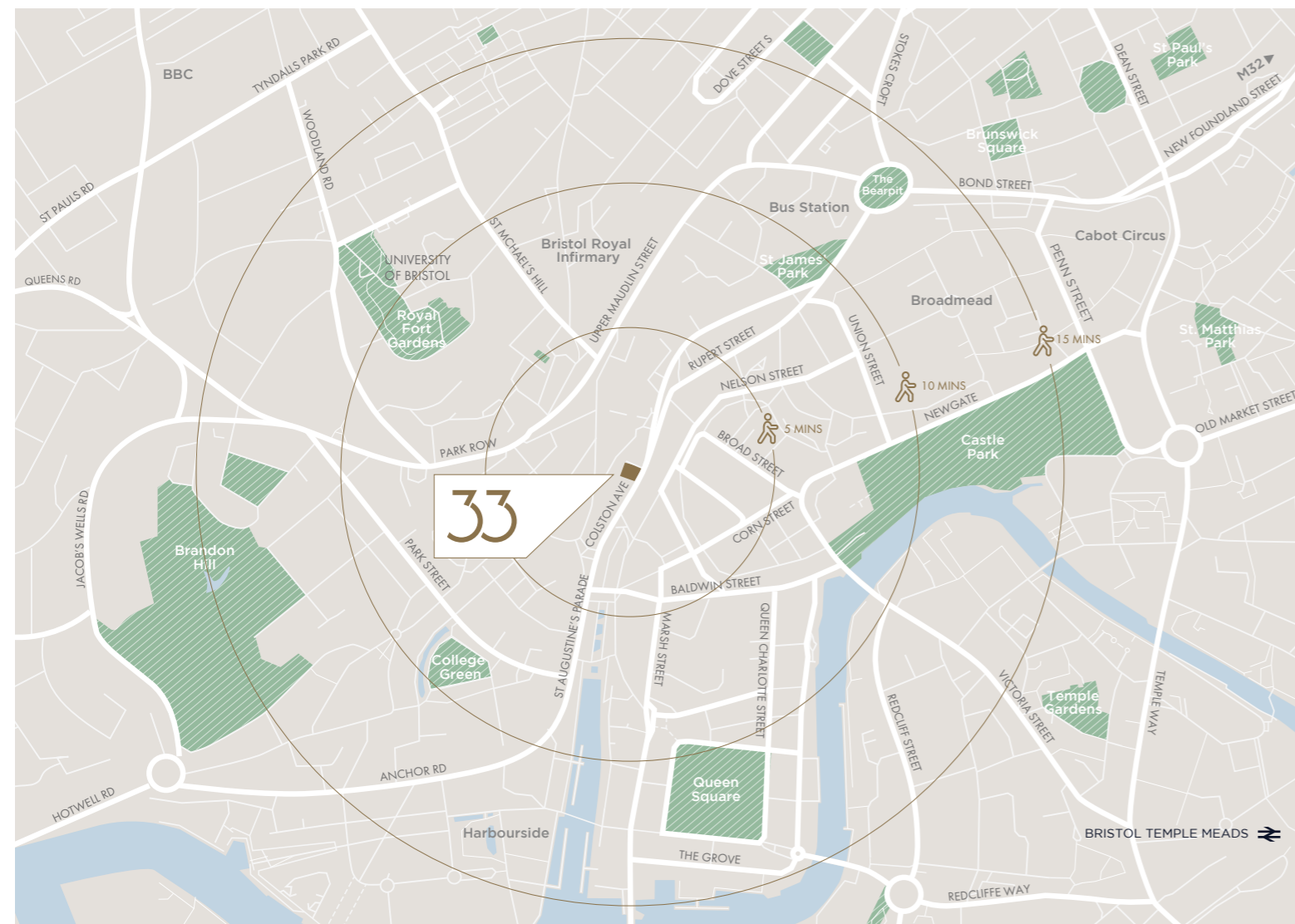
G FLOOR 1,649 SQ FT



# THE LOCATION

THE METROBUS HAS RADICALLY CHANGED CONNECTIVITY TO THIS AREA VIA PUBLIC TRANSPORT, BRINGING WITH IT BETTER SERVED PEDESTRIAN AND CYCLE ROUTES AROUND THE CITY.

As a newly redesigned public space, Colston Avenue provides a stylish modern setting for 33 Bristol and has given the area a major shot of vitality. This in turn has attracted major media organisations to locate themselves in the vicinity, including Immediate Media (whose 40,000 sq ft headquarters now houses 500 staff) and Netflix. With Corn Street and St Nicholas Market on the doorstep, there is a great choice of cafes, bars and restaurants on offer and the area continues to attract exciting businesses.



## GREAT CONNECTIONS CENTRALLY LOCATED BUSTLING WITH AMENITIES



CAR

Cardiff	55 mins
Reading	1 hour 24 mins
Exeter	1 hour 35 mins
Birmingham	1 hour 42 mins
Southampton	1 hour 54 mins
London	2 hours 6 mins
Manchester	3 hours 11 mins
Leeds	3 hours 31 mins



WALKING

Harbourside	6 mins
Corn St & St Nicholas' Market	7 mins
Bristol Old Vic & King Street	7 mins
Central Bus Station	7 mins
Park Street & Queens Road	9 mins
Cabot Circus	13 mins
Temple Meads	17 mins

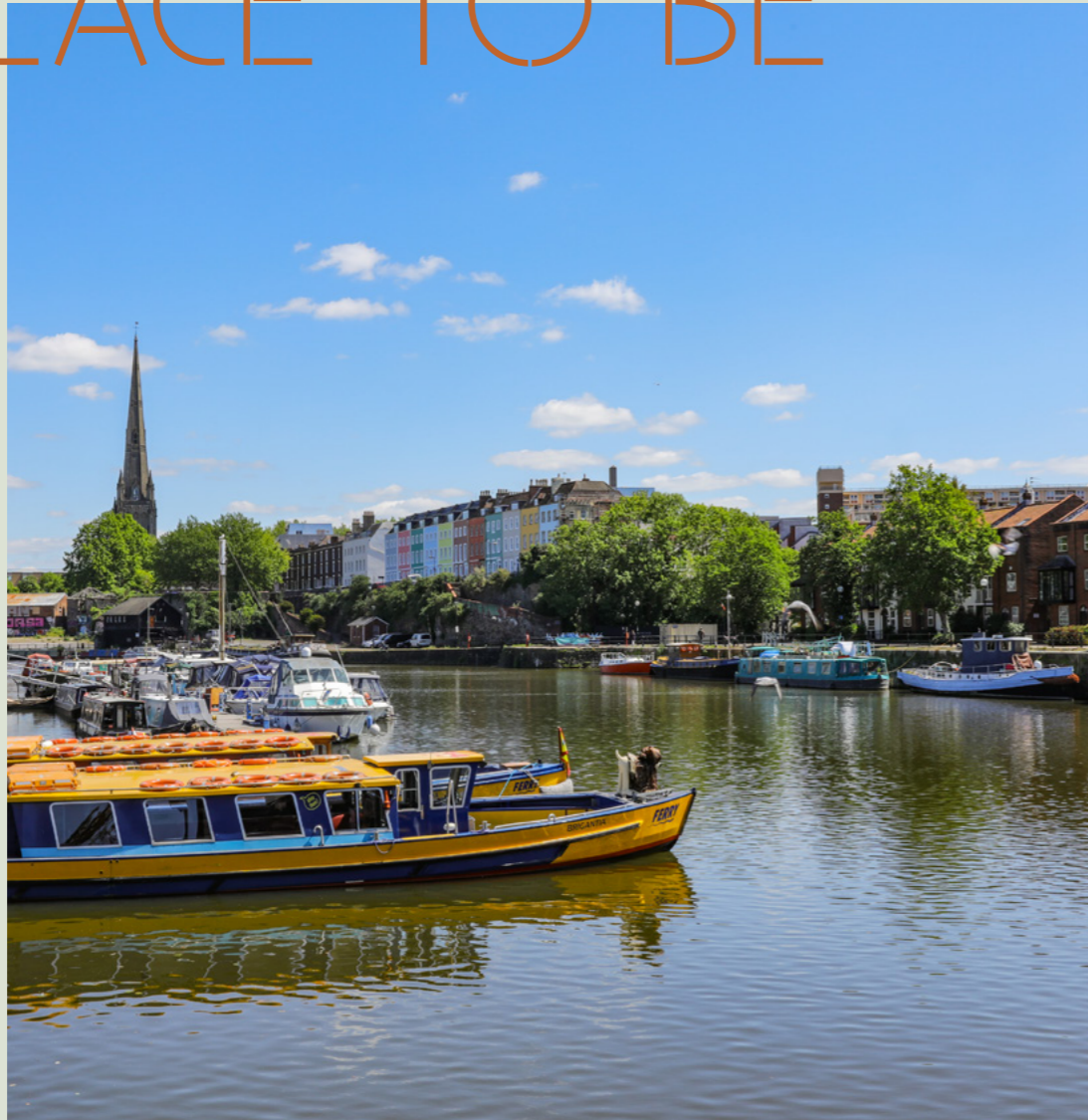


RAIL

Cardiff	49 mins
Exeter	56 mins
Reading	1 hour 6 mins
Birmingham	1 hour 21 mins
London	1 hour 37 mins
Southampton	1 hour 41 mins
Manchester	2 hours 58 mins
Leeds	3 hours 30 mins



# THE PLACE TO BE



# THE PLACE TO MEET





## TERMS

A new effectively full repairing and insuring lease, by way of a service charge, is available direct from the landlord.

## RENT

On application.

## EPC

To be reassessed.

## VAT

We understand that the building is elected for VAT and therefore VAT is payable on all prices.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING

By appointment only with retained agents.

WWW.33BRISTOL.CO.UK



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#### Disclaimer

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