

UNIQUE LEISURE & RETAIL OPPORTUNITIES AT FINZELS REACH, BRISTOL

COMPRESSOR,  
FERMENTATION &  
WELLHEAD  
BUILDINGS

**FR**  
**FINZELS REACH**  
BRISTOL





The Compressor, Fermentation and Well Head buildings at Finzels Reach are now being brought forward to create a vibrant cluster of restaurant, bar, café, leisure and office spaces. They provide a unique opportunity for an imaginative and sympathetic refurbishment of some of Bristol's finest industrial heritage spaces.

COMPRESSOR,  
FERMENTATION  
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## [ A RARE OPPORTUNITY ]



**WITH THE WIDER FINZELS REACH DEVELOPMENT OF APARTMENTS, OFFICES AND HOTEL PROGRESSING AT PACE, WE ARE PLEASED TO OFFER TO THE MARKET THESE UNIQUE CHARACTER BUILDINGS ON A PRE-LET/PRE-SALE BASIS FOR OCCUPATION IN EARLY 2018.**

We anticipate releasing accommodation to a shell specification on a phased basis from early 2018. The premises will have the benefit of planning permission for various uses ready for occupier fit out.



## [ COMPRESSOR BUILDING ]





## [ FERMENTATION BUILDING NORTH ]





## [ FERMENTATION BUILDING SOUTH ]





# HAWKINS LANE NORTH

FERMENTATION BUILDINGS

WELL HEAD BUILDING

COMPRESSOR BUILDING

View of Hawkins Lane North  
with Compressor on the left,  
Fermentation centre and Well  
Head on the right (CGI)



## [ BRINGING HERITAGE TO LIFE ]

### **BLENDING HISTORIC BUILDINGS WITH CONTEMPORARY ARCHITECTURE, FINZELS REACH HAS BECOME A SOUGHT AFTER CENTRAL BRISTOL LOCATION.**

The scheme is now established as one of the largest and most exciting mixed use developments in the South West. The 4.7 acre site has a rich history in sugar refining and brewing, lays adjacent to the Floating Harbour and is a short walk away from Temple Meads railway station and Cabot Circus shopping centre.

Finzels Reach – a true mixed development – is already home to 236 apartments with a further 194 under construction and due for completion in January 2019. A 168 bed Premier Inn hotel will open in September 2017.

Bridgewater House, a 110,000 sq ft office building is fully let and occupied by **EDF Energy, Barclays Wealth** and **BDO**. Other nearby occupiers include **NFU Mutual, Ernst & Young, Osborne Clarke, TLT Solicitors** and **RBS**. A new 95,000 sq ft office building – ‘Aurora’ – is also under construction at Finzels Reach and will complete in June 2018.

The landmark Castle Bridge, opened in April 2017 as part of the Finzels Reach scheme, spans the Floating Harbour linking the development with Castle Park and Cabot Circus. It delivers ever greater connectivity for pedestrians and cyclists between Temple Meads railway station and the city centre, drawing the public through the scheme and directly past Compressor, Fermentation and Well Head buildings.



Bridgewater House



Castle Bridge



A Cask Store apartment





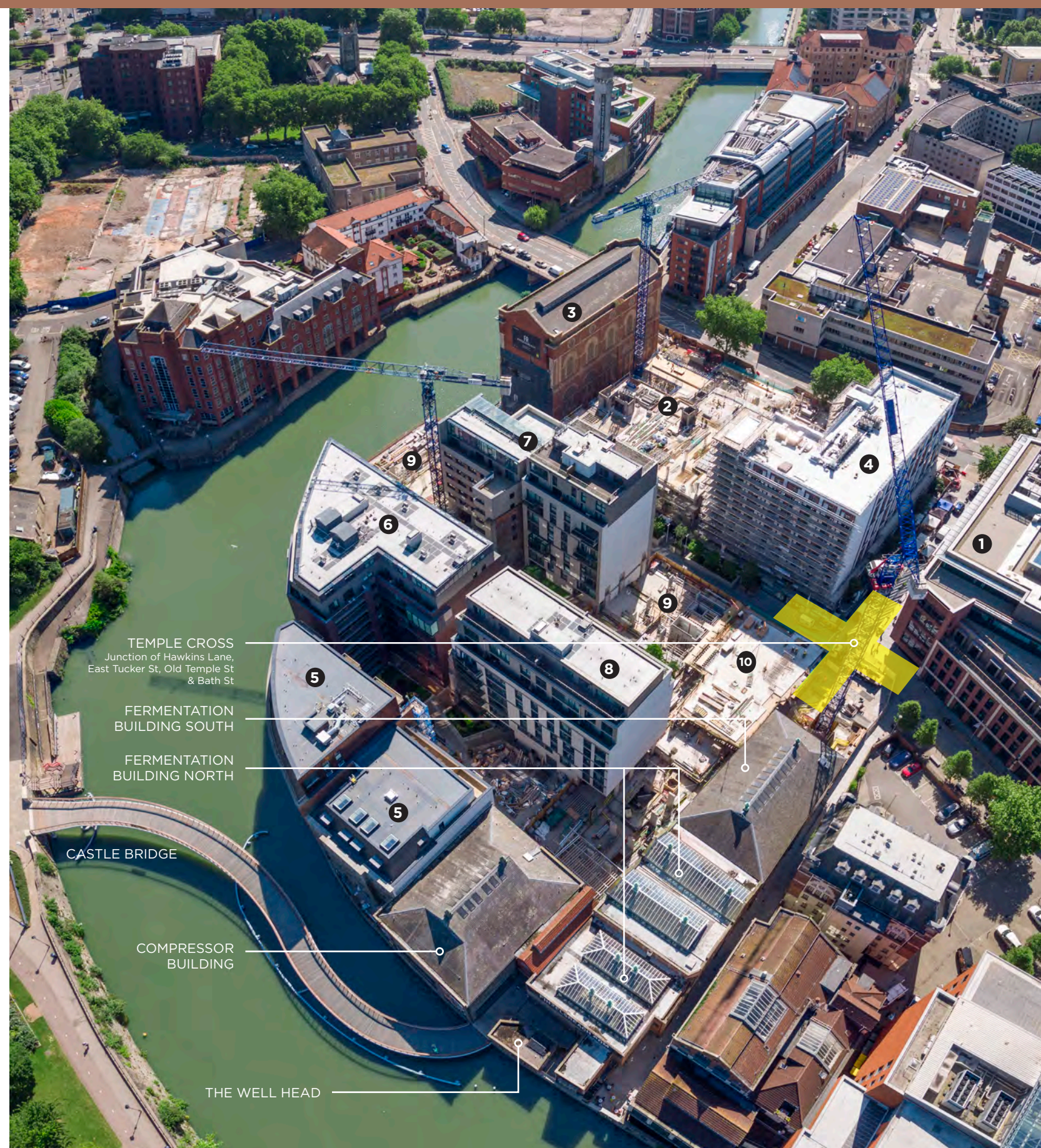
Temporary street food market at Finsels Reach (summer 2017)



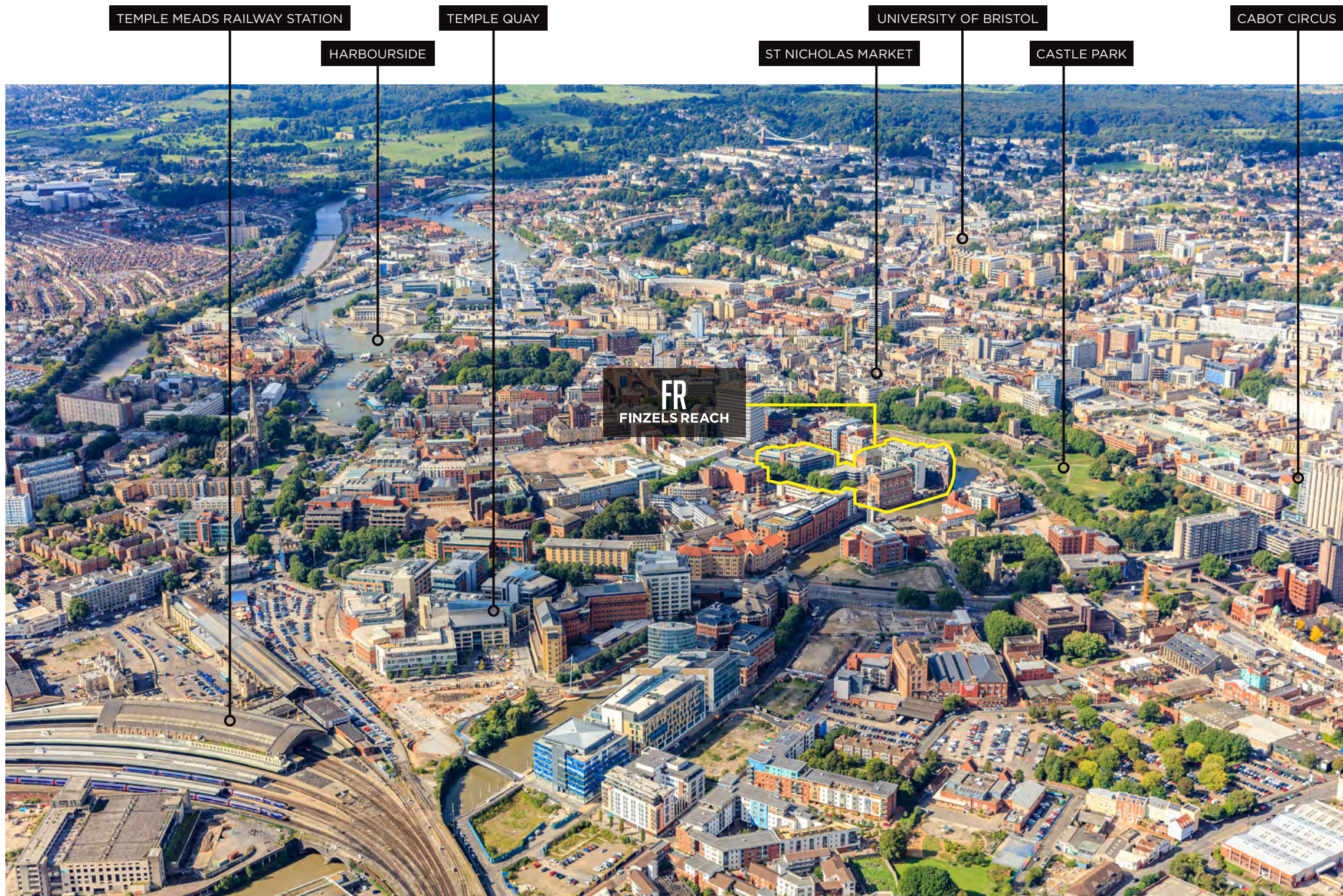
## FINZELS REACH IN NUMBERS

AN ESTIMATED 2500 PEOPLE WILL BE LIVING AND WORKING AT FINZELS REACH BY 2019 IN 240,000 SQ FT OF OFFICE SPACE, 430 APARTMENTS AND A 168 BEDROOM HOTEL

110,000	BRIDGEWATER HOUSE ① – 110,000 sq ft Grade A office building fully let to EDF, Barclays and accountants BDO
95,000	AURORA ② – 95,531 sq ft BREEAM Outstanding office space across seven floors, completed Q2 2018
28,000	GENERATOR BUILDING ③ – 28,000 sq ft office accommodation over six floors, proposed refurbishment of Grade II* listed building
168	PREMIER INN ④ – 168 bedroom hotel operated by Premier Inn, opens Q3 2017
38	CASK STORE ⑤ – 38 Apartments
198	CASTLE WHARF ⑥ MALT HOUSE ⑦ HOP STORE ⑧ – 198 Apartments
194	GEORGES WHARF ⑨ & HAWKINS LANE ⑩ Apartments – construction completes Q1 2019









# [ AN OUTSTANDING LOCATION WITH EXCELLENT CONNECTIVITY ]

## FINZELS REACH IS JUST MINUTES FROM THE CITY CENTRE AS WELL AS MAJOR TRANSPORT LINKS TO THE REST OF THE UK.

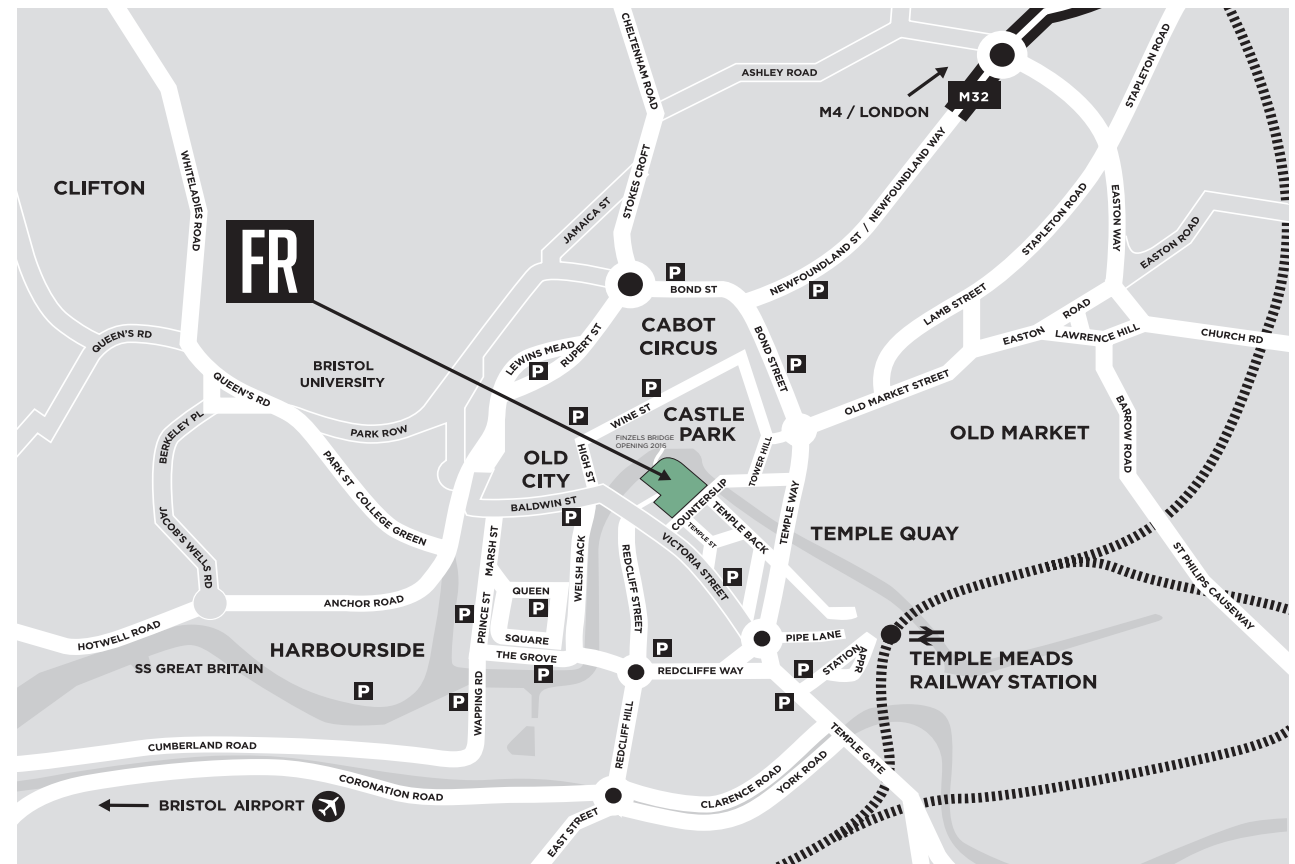
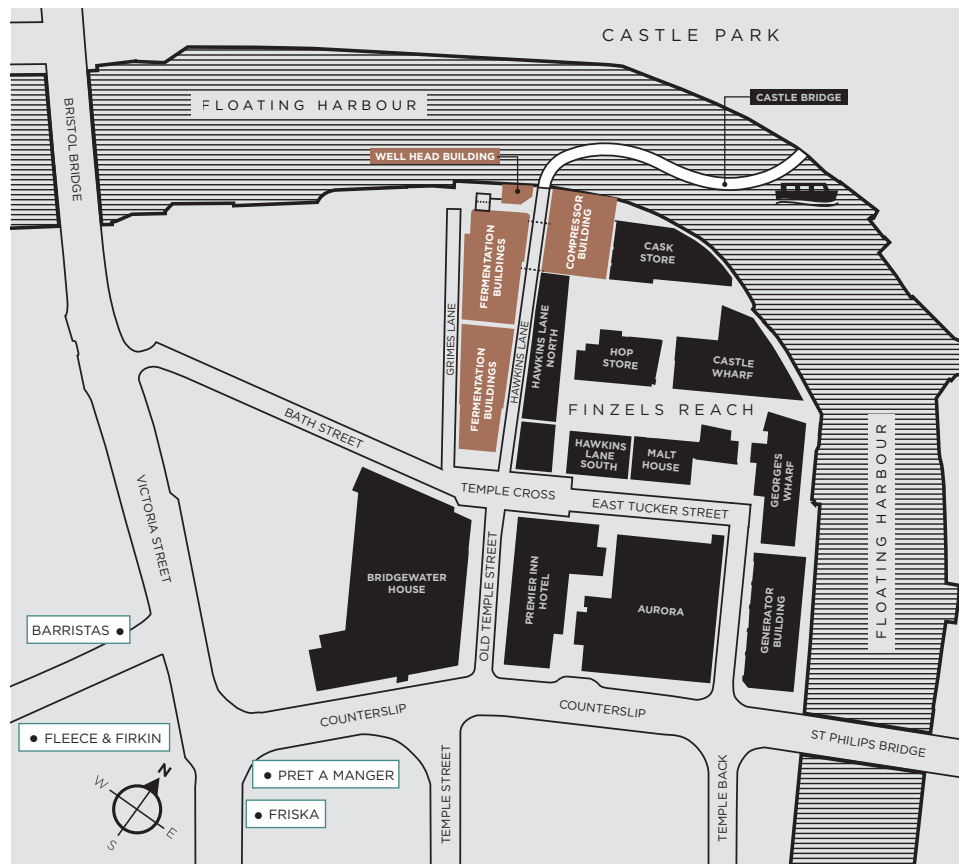
The site has four new pedestrian streets with excellent road, rail and waterway links on the doorstep.

The recently opened Castle Bridge, linking Finzels Reach to Castle Park and onward to Cabot Circus shopping centre, has already become a local landmark drawing in visitors from many parts.

Brunel's Temple Meads Station is a 15-minute walk. The new MetroBus service (due to start in 2017),

offers an alternative link to Temple Meads as well as Ashton Vale and the city centre. Bristol's regular water taxis and ferries can also be boarded from a new jetty over the water at Castle Park.

Finzels Reach is a buzzing, thriving community in its own right, with much to attract people from all over Bristol.





# BRISTOL'S VIBRANT HEART



**GREEN SPACES AND A BUSTLING HARBOURSIDE PROVIDE THE PERFECT BACKDROP FOR BRISTOL'S MANY FESTIVALS AND EVENTS.**

Culture is flourishing here with Bristol's street art making global news and an exciting variety of music and performance venues playing host to local and world famous names.

With its independent coffee shops, award winning artisan bakeries, galleries and museums, not to mention being named as Britain's first cycling city, Bristol has something for everyone.

A regional hub for business with a thriving entrepreneurial spirit, there has never been a better time to be in Bristol.



# SCHEDULE OF AREAS & FLOOR PLANS

	COMPRESSOR	FERMENTATION NORTH		FERMENTATION SOUTH		WELL HEAD
GROUND FLOOR	2,906 sq ft (270m²)	UNIT 2	1,500 sq ft (158m²)	UNIT 1	3,703 sq ft (344m²)	355 sq ft (33m²)
		UNIT 3	2,700 sq ft (251m²)			
FIRST FLOOR	1,786 sq ft (166m²)	UNIT 5	5,887 sq ft (547m²)	UNIT 4	3,778 sq ft (351m²)	n/a
SECOND FLOOR	1,786 sq ft (166m²)	UNIT 7	2,992 sq ft (278m²)	UNIT 6	3,681 sq ft (342m²)	n/a
TOTAL	6,479 sq ft (602m²)	13,283 sq ft (1,234m²)		11,162 sq ft (1,037m²)		355 sq ft (33m²)
Approx Total GIA: 31,279 sq ft (2,906m²)						





GROUND FLOOR PLANS WITH PROPOSED USES





View of Hawkins Lane North  
with Compressor on the left,  
Fermentation centre and Well  
Head on the right (CGI)





FIRST FLOOR PLANS WITH PROPOSED USES





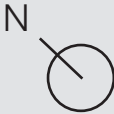
View of Hawkins Lane South  
with Fermentation on the left (CGI)

# HAWKINS LANE SOUTH





SECOND FLOOR PLANS WITH PROPOSED USES





## [ PLANNING ]

**A PLANNING APPLICATION HAS BEEN SUBMITTED TO SECURE A WIDE RANGING CHANGE OF USE FOR THE BUILDINGS.**

Details of the existing and proposed consents are set out below:

BUILDING NAME	CURRENT APPROVAL	PROPOSED APPROVAL
COMPRESSOR	D2 (leisure) on all three floors	D2, A3, A4 & Sui Generis (to allow Micro Brewery if required)
WELL HEAD	A1 retail	A1 plus A3, A4
FERMENTATION NORTH	Ground floor – A1 retail 1st & 2nd floor – D2 leisure	Ground floor – A1, A3, A4 & Sui Generis 1st & 2nd floor – D2, A3, A4, Sui Generis & B1 office
FERMENTATION SOUTH	Ground floor + external seating area – A3, A4 [Ref. 15/02175/F] 1st & 2nd floor – B1 office [Ref 15/05911/F]	No further change proposed



## [ TIMING & PHASING ]

**THE AVAILABLE SPACE WILL BE RELEASED IN TWO PHASES, ACCOMMODATING THE COMPLETION OF CONSTRUCTION WORK ON HAWKINS LANE.**

### PHASE 1

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Compressor, Well Head and Fermentation North (Unit 3 ground floor)

Available upon completion of remaining works to create shell units and with benefit of change of use planning consent once granted.

Estimated release date for tenant fit out – Q1 2018

### PHASE 2

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Remainder of Fermentation North (Unit 2 ground floor, Unit 5 first floor and Unit 7 second floor. Whole of Fermentation South\*

Estimated release date for tenant fit out – Q2/Q3 2018

*\* Outside seating area adjoining Unit 1 only available on completion of remaining apartment scheme Q1 2019.*

## [ AVAILABILITY & PRE-LET TERMS ]

**WE ARE INVITING EXPRESSIONS OF INTEREST FROM PROSPECTIVE OCCUPIERS WITH A VIEW TO THE ACCOMMODATION BEING AVAILABLE TO LET ON INSTITUTIONAL FULL REPAIRING AND INSURING LEASE TERMS.**

Alternatively, consideration will be given to long leasehold sale although this option will be limited to whole buildings, rather than individual floors or part floors. To discuss options in more detail, please contact the Letting Agents: Martin Bloom and Henry Lang.

A development by

**Cubex.**

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Funded by

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