

UNDER
REFURBISHMENT



A Landmark Office

From 2,500 sq ft of newly refurbished office accommodation



REMODELLED
REFURBISHED
REFRESHED





for profile

One Redcliff is one of Bristol's most prominent office buildings located at the junction of Redcliff and Victoria Street close to Bristol Bridge.

The offices are arranged over ground and 14 upper floors. It is undergoing a substantial refurbishment to create an outstanding office building that really will tower above the competition.



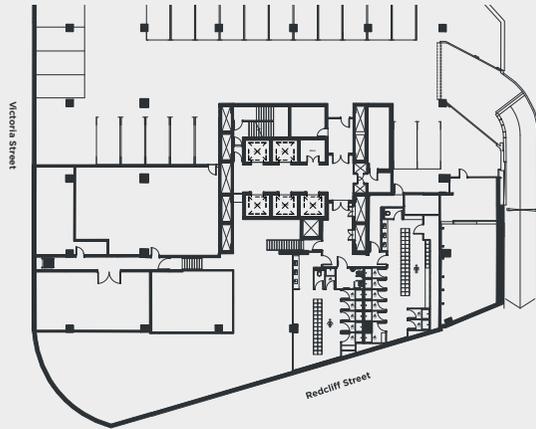
for quality

The substantial refurbishment will provide accommodation with the following specification:

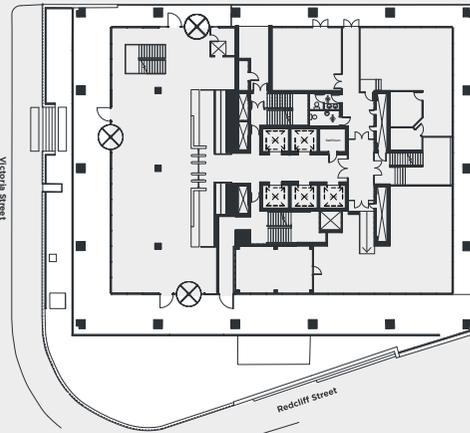
- Prestigious double height re-modelled reception
- Secure basement car parking
- New showers and changing facilities
- 5 new lifts with destination control
- Highly efficient and divisible floor plates
- Fully accessed raised floors
- 24 hour security
- Fan coil air conditioning
- Carpet throughout
- Suspended ceilings
- LED Lighting
- DDA compliant
- Open plan
- Excellent natural light



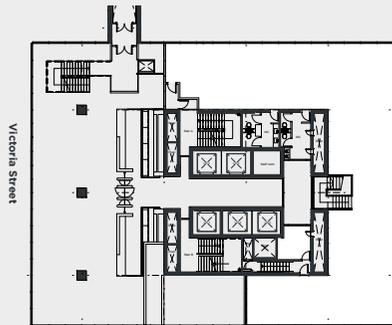
Basement Shower Block



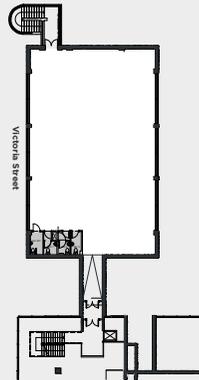
Ground Floor



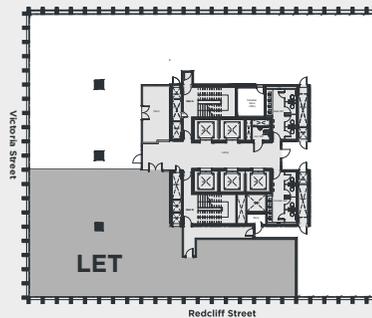
Mezzanine Floor



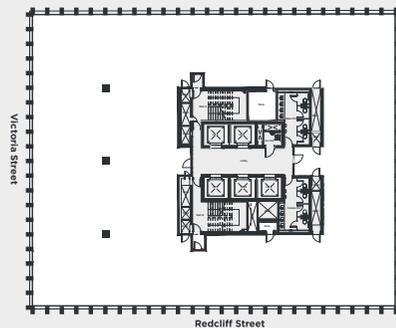
South Wing



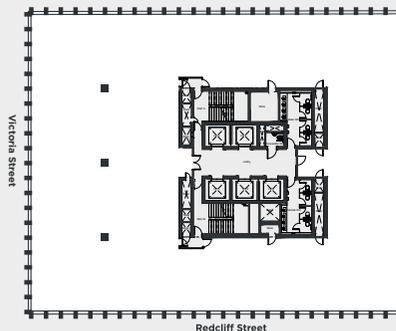
Part First Floor



Second Floor



Part Sixth Floor



for flexibility

Accommodation:

| | sq ft | car spaces |
|----------------------|---------------|------------|
| Mezzanine Floor | 3,034 | 1 |
| South Wing | 3,498 | 2 |
| Part First Floor | 6,619 | 4 |
| Second Floor | 10,430 | 6 |
| Part Sixth Floor | 10,400 | 7 |
| Total | 33,981 | |
| No. of Spaces | | 20 |

The simple layout of the floors offer high quality open plan accommodation around a central core, providing flexibility from 2,500 sq ft to over 10,000 sq ft per floor.

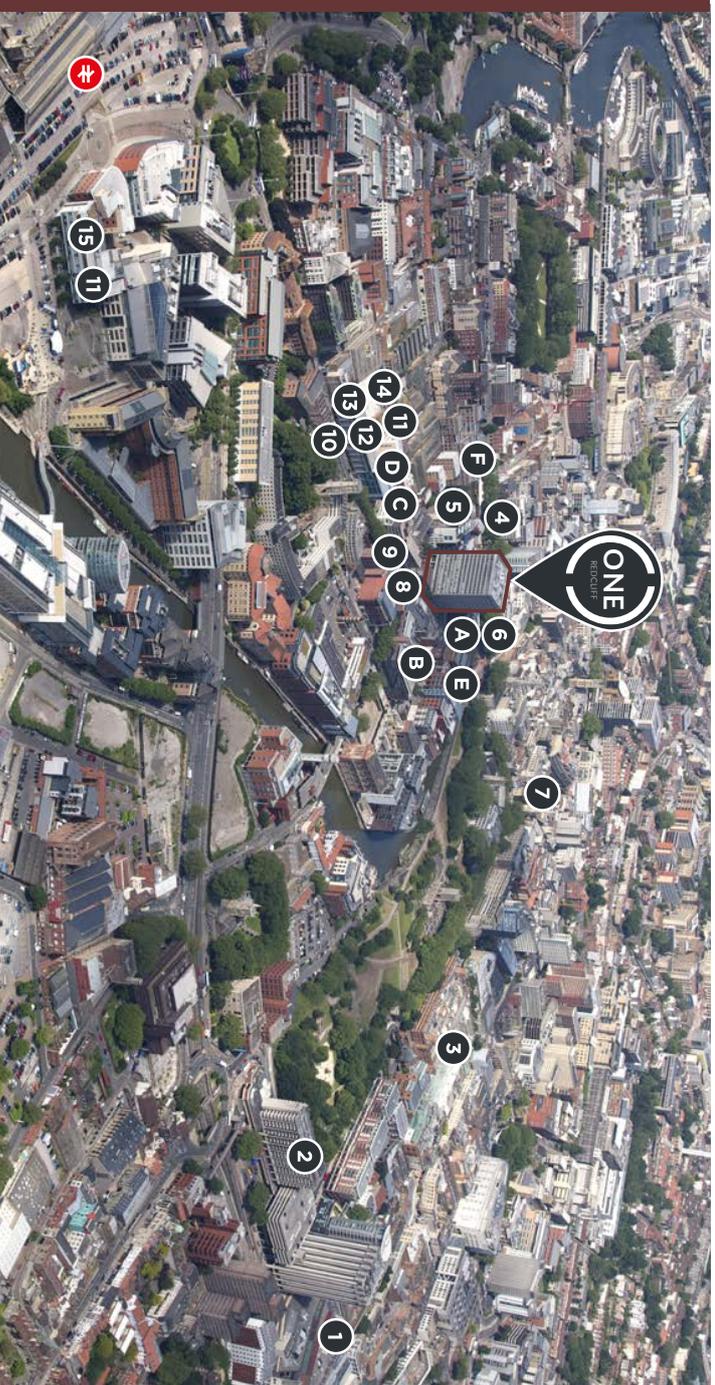


for convenience

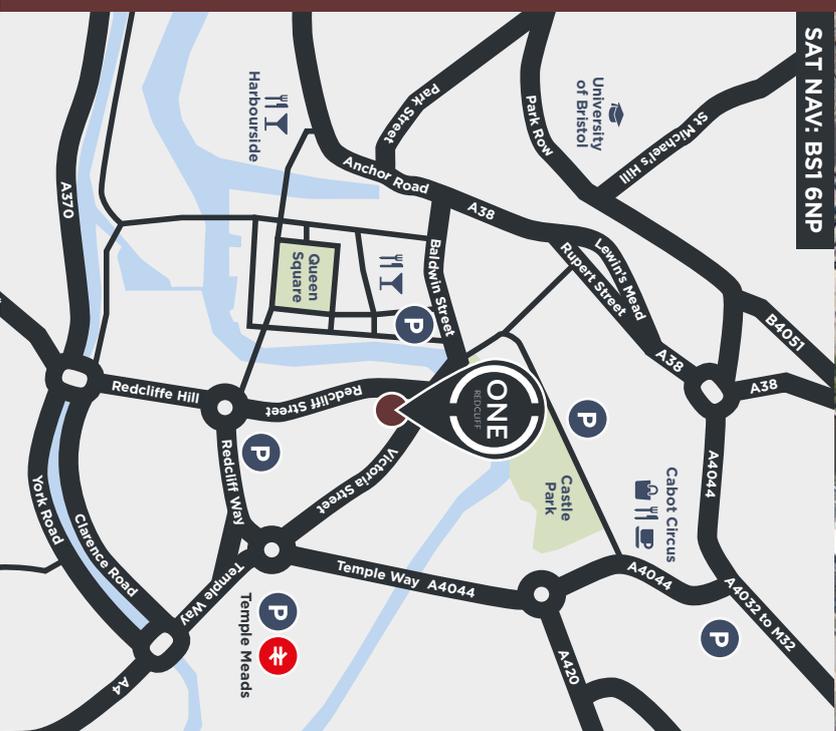
Situated on one of the main arterial routes through the heart of Bristol's central business district, One Redcliff has easy access to the City, inner ring road and motorway network beyond.

Local amenities include many bars, restaurants and coffee houses, together with shopping at Cabot Circus. The office is approximately 250 metres from Castle Park.

Temple Meads mainline railway station is within a 10 minute walk, providing regular train services to London with journey time approximately 1 hour 45 minutes.



SAT NAV: BS1 6NP

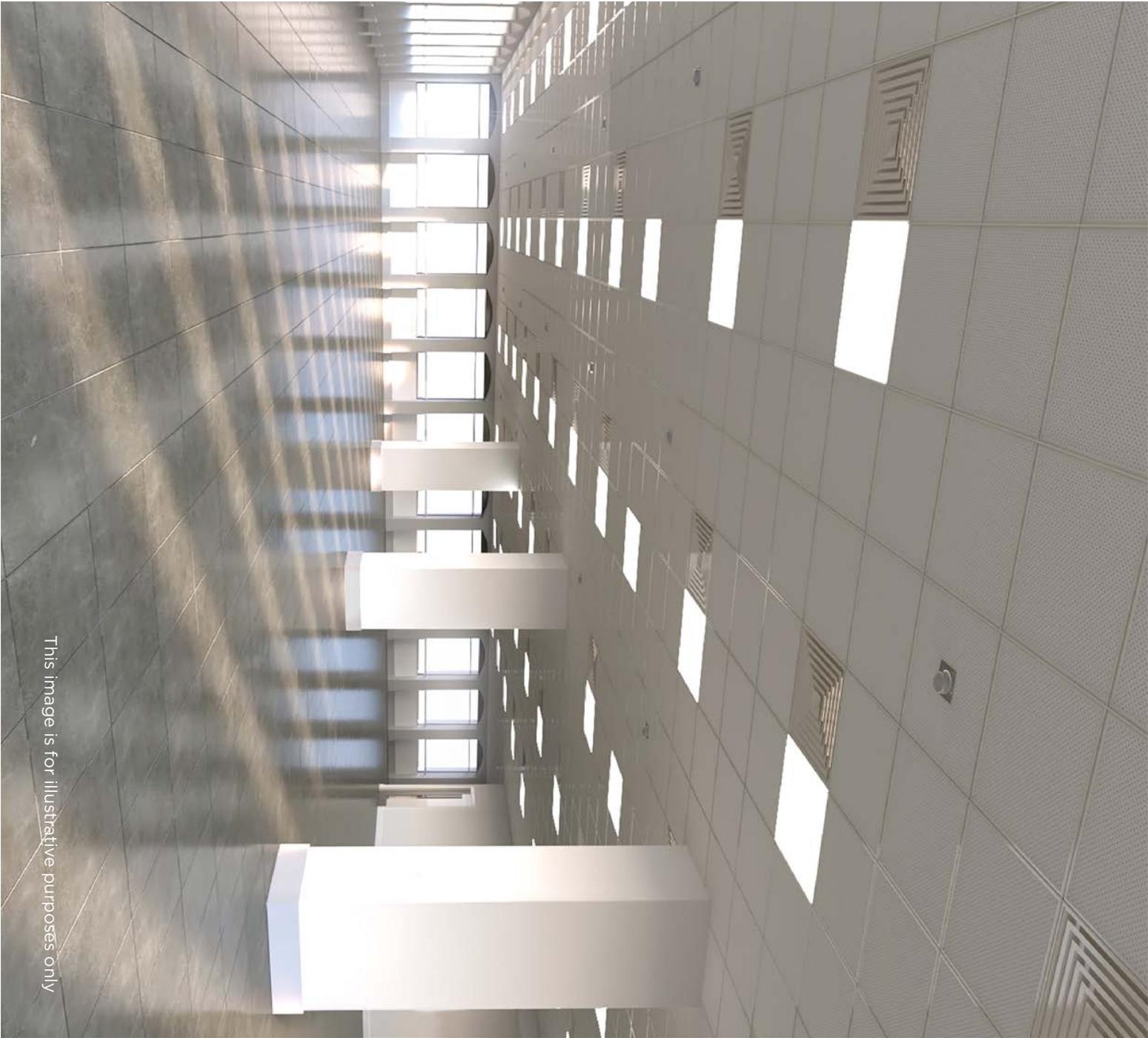


Local Occupiers

- | | |
|------------------------------|-------------------------------|
| A. MAPFRE | D. HAYS |
| B. EDF/Barclays | E. Clarke Willmott Solicitors |
| C. Lyons Davidson Solicitors | F. HSBC |

Amenities

- | | |
|---------------------------|------------------------------|
| 1. Cabot Circus | 10. Temple News (Costcutter) |
| 2. Bristol Marriott Hotel | 11. Philipotts Sandwich Bar |
| 3. The Galleries | 12. Daily Bite |
| 4. Aqua Italia | 13. Victoria Dry Cleaners |
| 5. Totos By The River | 14. Escape Salon |
| 6. The Glassboat | 15. Starbucks |
| 7. St Nicholas Market | |
| 8. Pret A Manger | |
| 9. Tesco Express | |
-  Temple Meads Railway Station



This image is for illustrative purposes only



for prestige

Tenure

The accommodation is available by way of standard institutional lease for a term of years to be agreed.

Terms

On Application.

EPC

TBC



For further information contact the joint sole agents



0117 917 2000
www.colliers.com/uk

James Preece

James.Preece@colliers.com



0117 973 6399
www.mortonpc.co.uk

Phil Morton

Phil@mortonpc.co.uk

Aberdeen Standard
Investments

www.oneredcliff.co.uk

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