

An aerial photograph of a city, likely Boston, showing a dense urban landscape. A prominent white skyscraper with a blue-tinted top section stands out among the older, brick buildings. The sky is overcast. In the bottom left corner, there is a white semi-circular graphic element. In the bottom right corner, there are two small, white rectangular graphic elements.

ONE

A new height for  
sustainable workplace



Standing tall at 15 storeys, One Redcliff promises to redefine luxury and efficiency in refurbished office spaces. Here, businesses can expect top-tier collaborative and interactive spaces designed for peak productivity.

Our full time commitment to sustainability is evident in our emphasis on upcycling, where we transform existing materials to meet modern standards without compromising on environmental responsibility.

OCCUPYING TENANTS

---



AON Booking.com





## 01 SENSE OF ARRIVAL



Landmark, high-profile building



Prestigious double-height reception — arguably the most prominent in Bristol — complemented by a grand entrance



5 intelligent lifts with destination control



Refurbished cycle bays boasting excellent ratios



Extensive facilities including showers, lockers, and changing areas



Secure basement car parking with EV charging points



Round-the-clock security







## 02 KEY SPECIFICATION



**10,250 sq ft**  
floor plates



**150mm**  
clear access raised floors



**Large open plan**  
and uniform design



**Divisible and simple**  
reconfigurable space



**Superior lighting**  
Excellent natural  
light throughout



**Updated amenities**  
Refurbished lift, lobbies  
and WCs



**Temperature control**  
Energy-efficient VRF heating  
and cooling system with  
electric boilers

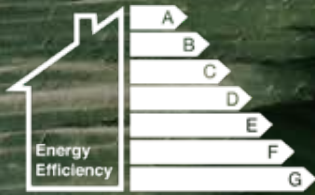


**Architectural features**  
Revealed services and  
ceilings with generous floor  
to ceiling heights





### 03 TARGETED CERTIFICATIONS



A or B



VERY GOOD



TBC



PLATINUM



1 or 2



WiredScore  
CERTIFIED

PLATINUM







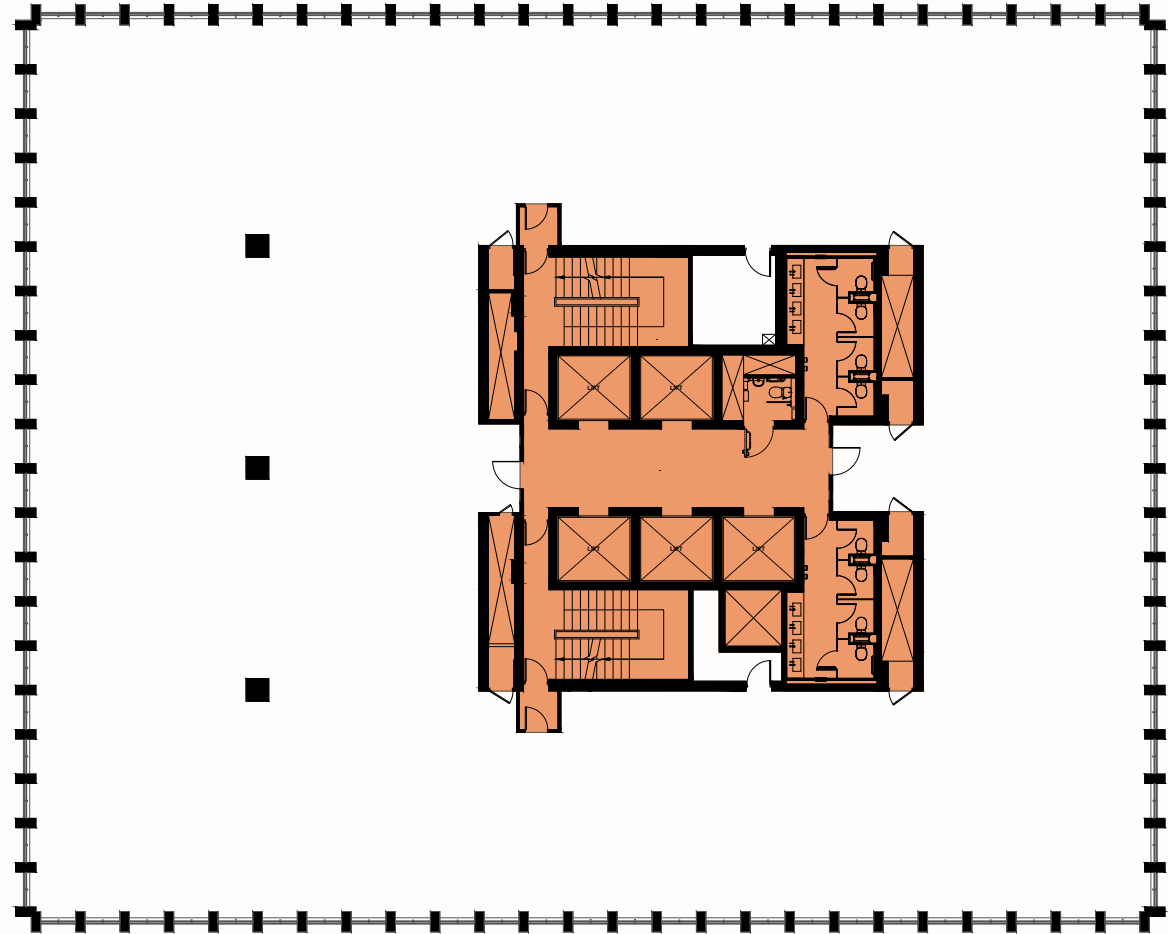
## 04 ACCOMMODATION

5th Floor

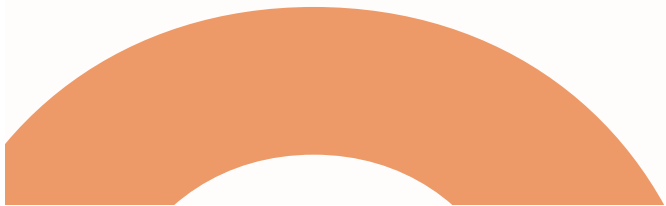
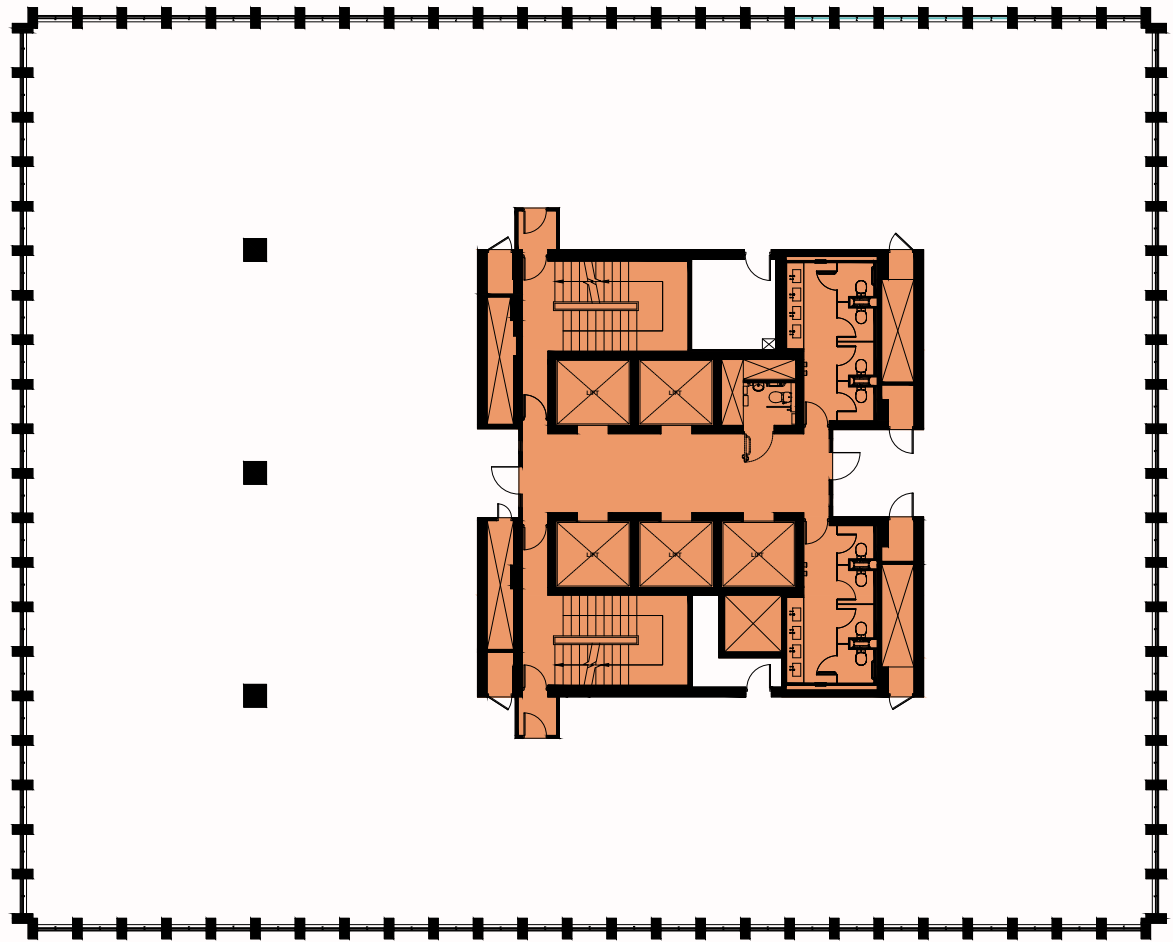
### AVAILABILITY

	sq ft	car spaces
5th Floor	10,420	4
9th Floor	10,433	4
<b>Total</b>	<b>20,853</b>	<b>8</b>

Available space to let



9th Floor





## 05 LOCATION

### STRATEGIC POSITION

---

Situated prominently on the junction of Victoria Street and Redcliff Street, One Redcliff benefits from being on two primary city-centre arterial routes. These roads grant easy access to both the inner ring road and the broader national motorway network.

### TRANSPORT CONVENIENCE

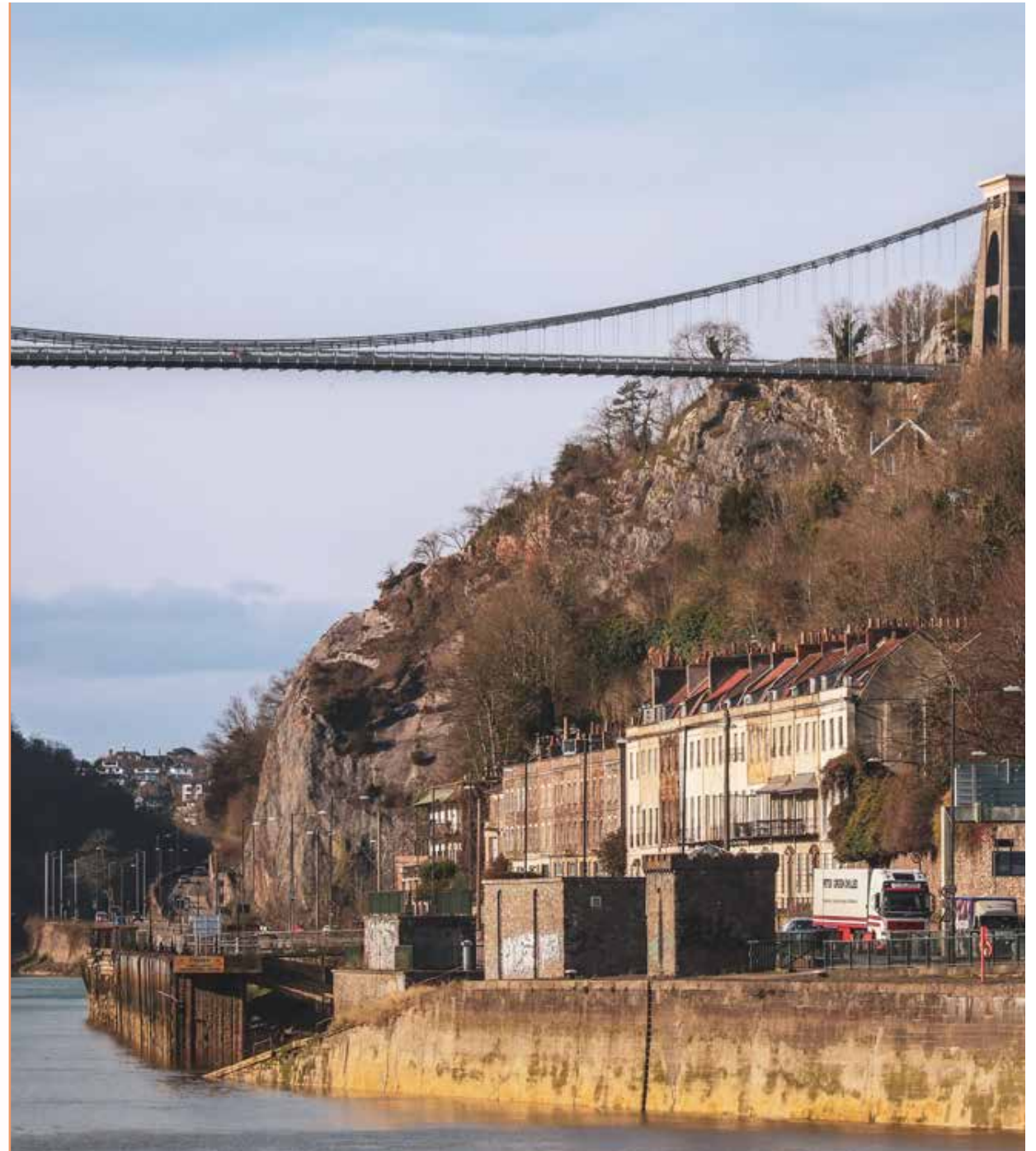
---

A mere 10-minute stroll will bring you to Bristol Temple Meads Railway Station, a hub that provides mainline services to London and Heathrow.

### VIBRANT SURROUNDINGS

---

The property stands in close proximity to Bristol's bustling waterfront and its plethora of amenities, including bars, restaurants, and hotels. The iconic Castle Park is nearby, and a short 10-minute walk through it leads directly to Cabot Circus, the city's premier shopping destination.



## 05 LOCATION



Temple Meads Station - 10 mins  
Cabot Circus - 9 mins  
Bristol Ferry - 12 mins

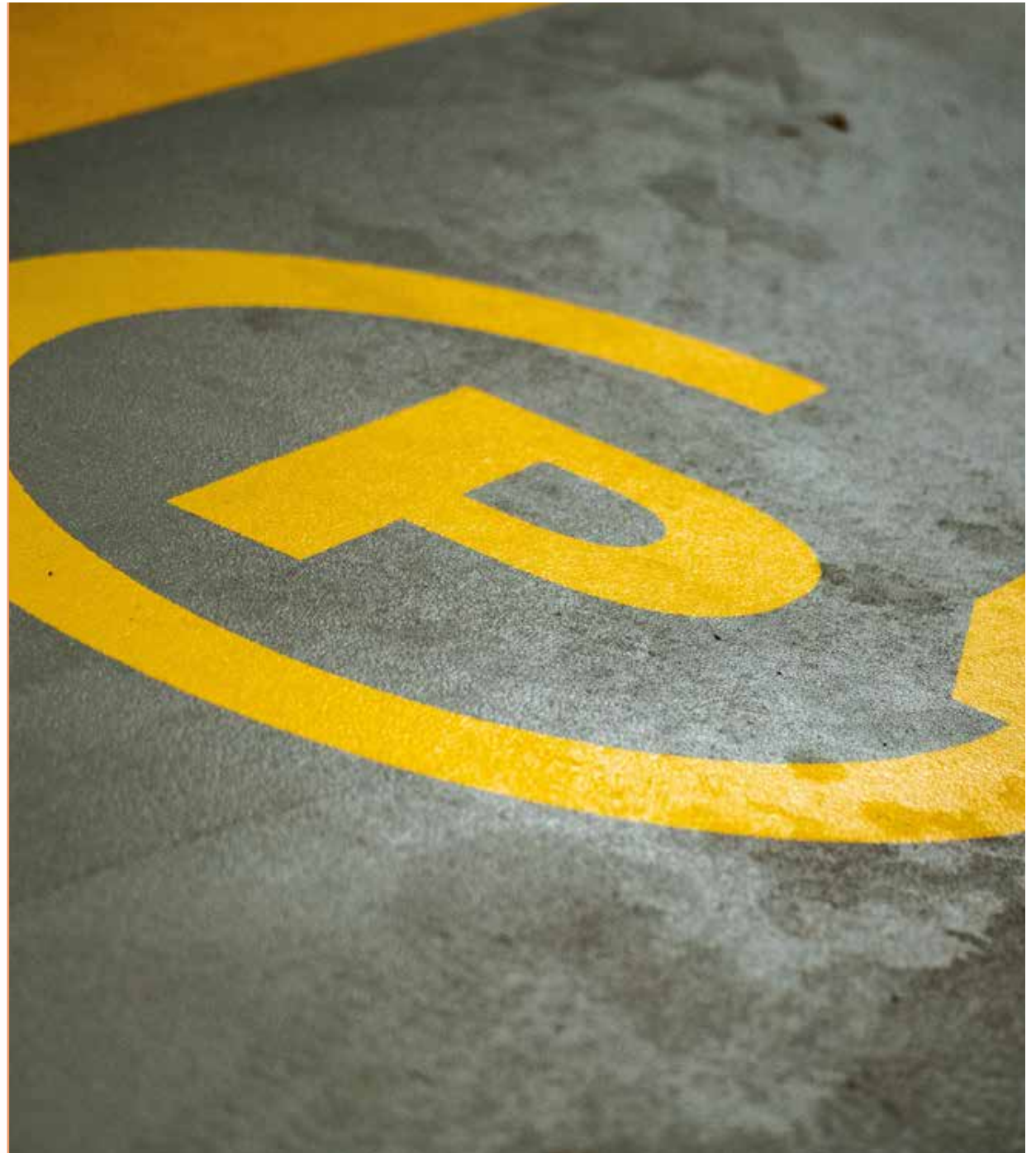


London - 118 miles  
Cardiff - 43 miles  
Birmingham - 88 miles  
Bristol Airport - 8.7 miles  
Heathrow Airport - 103 miles



London Paddington - 1hr 21 mins  
Cardiff - 53 mins  
Birmingham - 1 hr 26 mins  
Exeter - 57 mins  
Heathrow Airport - 2 hrs 18 mins

- 4 trains an hour to London, with the quickest taking 81 minutes.
- It's a mere 15 minutes by road to the M4/M5 interchange.
- Only 8 miles from Bristol International Airport.
- Bristol is the first "Cycling City"





# 06 AMENITIES

## Cafés

- 1 Daily Bites
- 2 Greggs
- 3 Subway
- 4 Philpotts
- 5 Friska
- 6 Pret-a-Manger
- 7 Spicer & Cole, Finzels Reach
- 8 Counterslip Coffee
- 9 The Cafe Matariki
- 10 Baristas Coffee Collective
- 11 Redcliffes
- 12 Basil & Co
- 13 Caffe Orro
- 14 Arc Café
- 15 Chatterton Café
- 16 Yurt Lush
- 17 Mickey Beans
- 18 Sandwich On The Go
- 19 Hart's Bakery
- 20 Bonapartes
- 21 Starbucks
- 22 The Coffee Box
- 23 The Fab Green Coffee Machine

## Hotels

- 45 Novotel
- 46 Hilton Garden Inn
- 47 Premier Inn
- 48 Creylo – Serviced Apartments
- 49 Travelodge, Mitchell Lane
- 50 Premier Suites
- 51 Hotel Mercure, Holland House
- 52 DoubleTree by Hilton
- 53 Holiday Inn Express

## Pubs and bars

- 24 Ye Shakspeare
- 25 Kings Head
- 26 The Cornubia
- 27 Left Handed Giant Brewpub
- 28 Le Vignoble
- 29 Seven Stars Public House
- 30 Totos By The River
- 31 Portwall Tavern
- 32 Pasture
- 33 The Colosseum
- 34 The Sidings
- 35 Bonapartes
- 36 The Knights Templar

## Restaurants

- 37 Marco's Olive Branch
- 38 Bella Vista
- 39 Pasture
- 40 Severnshed
- 41 Riverstation
- 42 Mud Dock Café
- 43 Don Giovanni's
- 44 The Knights Templar

## Station

- 54 Temple Meads Station (10 min walk)





An aerial photograph of a city, likely Boston, showing a dense urban landscape. A prominent white skyscraper with a blue-tinted top is the central focus. The surrounding area is filled with various buildings, including older brick structures and modern developments. A large construction crane is visible on the left side. The image is overlaid with a semi-transparent text box on the left and decorative orange arches at the bottom.

The locale boasts a rich tapestry of amenities — from bars, restaurants, and coffee houses to the upscale shopping experience at Cabot Circus. Moreover, the serene Castle Park is just a 2-minute stroll to the east of our building.



## CONTACT

# Start your journey with ONE Redcliff



James Preece  
0117 917 2000  
james.preece@colliers.com



Phil Morton  
0117 973 6399  
phil@mortonpc.co.uk

## TENURE

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

## TERMS

On Application

March 2024



DISCLAIMER: Morton Property Consultants Ltd and Colliers International for themselves and for the vendors or lessors of this property whose agents they are, give notice that: these particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise. No person in the employment of Morton Property Consultants Ltd or Colliers International have any authority to make or give any representation or warranty whatever in relation to the property. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. Any photographs show only certain parts of the property as they appeared at the time they were taken.