



**12,042 SQ FT - 25,941 SQ FT**  
ONE BRUNSWICK SQUARE, BRISTOL, BS2 8PE



# ONE BRUNSWICK SQUARE DEFIES EXPECTATION



On the outside, the building's elegant Georgian lines create a striking presence on Brunswick Square.

But when you step inside, expect the unexpected. Contemporary internal environments have been comprehensively refurbished, and feature exposed services and industrial accents. Collaborative areas are fluid and inviting, the perfect complement to work spaces that are light-filled and versatile.

From this city centre location, you're well connected via the nearby M32 and Temple Meads station. New hotels and residential developments add vibrancy and dynamism to the area. This is an exciting choice for a pioneering business.





LED  
LIGHTING



FULLY ACCESSIBLE  
METAL RAISED FLOORS



EXPOSED  
SERVICES



VRF COMFORT  
COOLING



EXCELLENT NATURAL LIGHT  
ENHANCED BY CENTRAL ATRIUM



EXPANSIVE SHOWER  
AND CHANGING



SECURE BASEMENT CAR  
AND BICYCLE PARKING

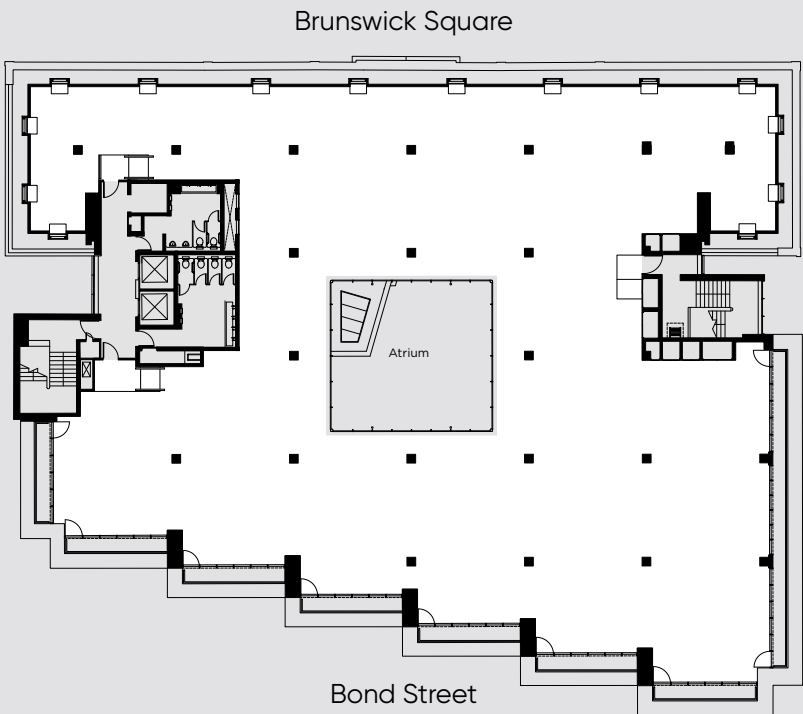


# ONE BRUNSWICK SQUARE HIGH SPECIFICATION

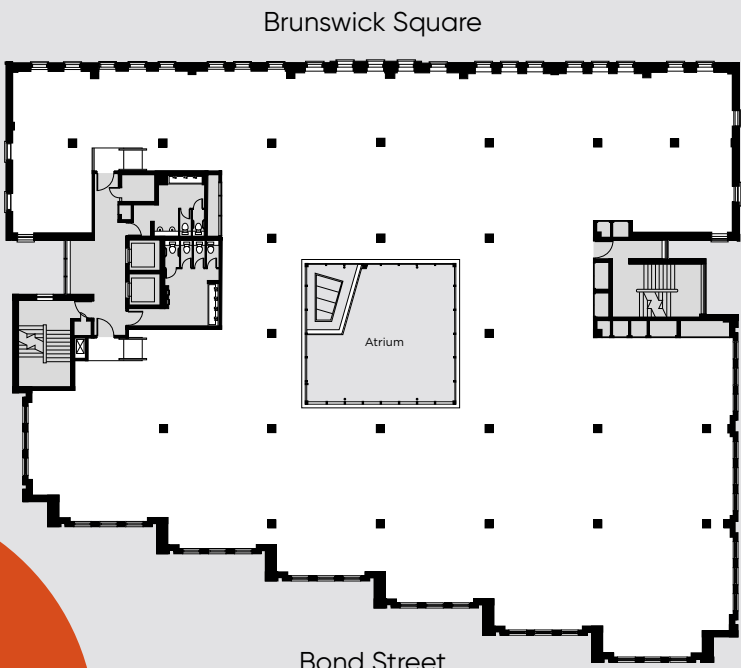




ONE BRUNSWICK SQUARE THE  
SPACE



Third floor



First floor

AVAILABILITY

Measured on a net internal basis the available floors have the following areas;

	SQ FT	SQ M
Third Floor	12,042	1,118.7
First Floor	13,899	1,291.2
Total	25,941	2,409.9





ONE BRUNSWICK  
SQUARE IS IN THE  
THICK  
OF THINGS

1  
BSQ



Cabot Circus, directly opposite, is Bristol's premium destination for high street shopping, dining and entertainment. For a more independent scene, take a short walk to Stokes Croft's hip cafés, delis and bars.

**Burgers to brasseries**

This is an exciting food scene. Hip independent eateries give you somewhere to dine every day of the week – or wander over to Cabot Circus for the UK's favourite high street restaurants.

**Craft ales to cocktails**

From lively pubs and relaxed gastropubs, to chic bars and buzzing live music venues, you're close to Bristol's best spots for a quiet (or not so quiet) drink.

**BARS / RESTAURANTS**

- |                  |                        |
|------------------|------------------------|
| 1 Coal Bar       | 8 Yo!                  |
| 2 The Real Greek | 9 Tortilla             |
| 3 Zizzi          | 10 Bubbleology         |
| 4 TGI Fridays    | 11 Wagamama            |
| 5 Wingstop       | 12 Full Moon           |
| 6 Casa Brazil    | 13 Attic Bar           |
| 7 Pizza Express  | 14 New Bristol Brewery |

**SHOPPING**

- |                   |
|-------------------|
| 1 Primark         |
| 2 Harvey Nichols  |
| 3 House of Fraser |
| 4 Superdry        |
| 5 Samsung         |
| 6 Ted Baker       |
| 7 TK Maxx         |
| 8 Sainsbury's     |

**CAFÉS**

- |                |                          |
|----------------|--------------------------|
| 1 Starbucks    | 9 Soho Coffee House      |
| 2 Café Nero    | 10 Triple Two Coffee     |
| 3 Itsu         | 11 Cupp Bubble Tea       |
| 4 Farro Bakery |                          |
| 5 Cosies       | <b>FITNESS / LEISURE</b> |
| 6 Mickey Zoggs | 1 Pure Gym               |
| 7 Costa Coffee | 2 The Gym Group          |
| 8 Pret         | 3 Cima-Fit               |

**HOTELS**

- |                          |
|--------------------------|
| 1 Moxy Hotel             |
| 2 Hampton by Hilton      |
| 3 Bristol Marriott Hotel |
| 4 Mercure Bristol Hotel  |
| 5 Premier Inn            |
| 6 Holiday Inn Express    |
| 7 Leonardo               |
| 8 Ibis                   |



### Terms

Terms on application.

### Availability

The accommodation is available on a new effectively FRI lease(s) by way of a service charge for a term of years to be agreed.

### Business Rates

Further information is available from the agents.

### VAT

All figures quoted are exclusive of VAT, if chargeable.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



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# CBRE

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