



# Freshford house

UNIQUE SELF CONTAINED CITY CENTRE  
OFFICES WITH 21 SECURE PARKING SPACES

**32,053 SQ FT (2,977 SQ M)**

Redcliffe Way, Bristol BS1 6NL



# Bristol Overview

The City of Bristol is the regional and business capital of the South West of England and is the UK's fifth largest conurbation. It has a world class knowledge based economy and consequently is enjoying a rising profile in Europe and beyond. There is a thriving service sector and the City is well represented in law, aerospace, defence, engineering, financial services, ICT and electronics.

The City benefits from two excellent Universities in the University of Bristol and the University of the West of England with over 45,000 students currently studying in the City.

Bristol has an estimated population of 432,500 and is ranked third highest per capita GDP after London and Nottingham. The City's unemployment rate to Dec 2012 was 7.2%; below the national average of 7.9%. Bristol's strategic position at the gateway to the South West, Wales and the Midlands together with its skilled labour pool have resulted in the City attracting a number of national firms operating their headquarters in the City. Major employers in the City include Friends Life, Rolls Royce, MOD, Airbus, Lloyds Banking Group, KPMG, Deloitte, Hewlett Packard, Osbourne Clarke and Burges Salmon.



# Location



## Road

Bristol benefits from excellent motorway connections and is situated just 4 miles South of the M4 / M5 intersection providing fast access to London and the South East, Birmingham, the Midlands and North, Cardiff and South Wales to the East and the entire South West. Access onto the national motorway network is via the M32 extending from Bristol City Centre to Junction 19 of the M4 which in turn leads onto Junction 20 of the M5. The M48 and Second Severn River Crossing have further improved access to Cardiff and South Wales.

The inner ring-road is accessed directly from the M32.

London	120 miles (193 km)
Cardiff	40 miles (64 km)
Birmingham	80 miles (129 km)
Exeter	80 miles (129 km)
Manchester	169 miles (272 km)



## Rail

Bristol has two major railway stations at Temple Meads and Bristol Parkway. Temple Meads is situated approximately half a mile to the West of Freshford House and provides regular high speed inter-city services to major UK destinations with a journey time to London Paddington of 1 hour 40 mins.

London Paddington	1 hour 40 minutes
Cardiff	50 minutes
Birmingham New Street	1 hour 25 minutes
Manchester Piccadilly	3 hours



## Air

Bristol boasts the fastest growing airport in the UK with over 6.2 million passengers flying to 114 scheduled destinations throughout the UK, Europe and US each year. The airport is situated approximately 8 miles South West of the City Centre via the A38.





# Situation

Freshford House is prominently located on the northern side of the Redcliffe roundabout at the Junction of Redcliffe Way and Redcliff Street. Bristol Temple Meads railway station together with Temple Quay, Bristol's prime office location are situated within a 5 minute walk to the East. Queen Square is a couple of minutes' walk to the West. Other major occupiers in the area include Unite Group Plc, KPMG, DAC Beachcroft and the Open University.





# Description

Freshford House provides a unique opportunity to lease a city centre self contained office located only 5 minutes walk from Temple Meads railway station. Configured over 3 floors Freshford House offers open plan L shaped floors of circa 10,000 sq ft with excellent natural light. WCA House which was built in the 1800's is inter-connected and has the option of independent access, also offers open plan modern office space.

There are 21 secure car parking spaces on site accessed from Redcliff Street. The car parking ratio is 1:1,526 sq ft. An attractive courtyard garden and seating area is situated directly behind the building.

# Specification

Two 8 person lifts

Excellent natural light

Open plan office accommodation

Air conditioning throughout

Male and female WC facilities at each level

Double glazing

Suspended ceilings with integral LG3 lighting

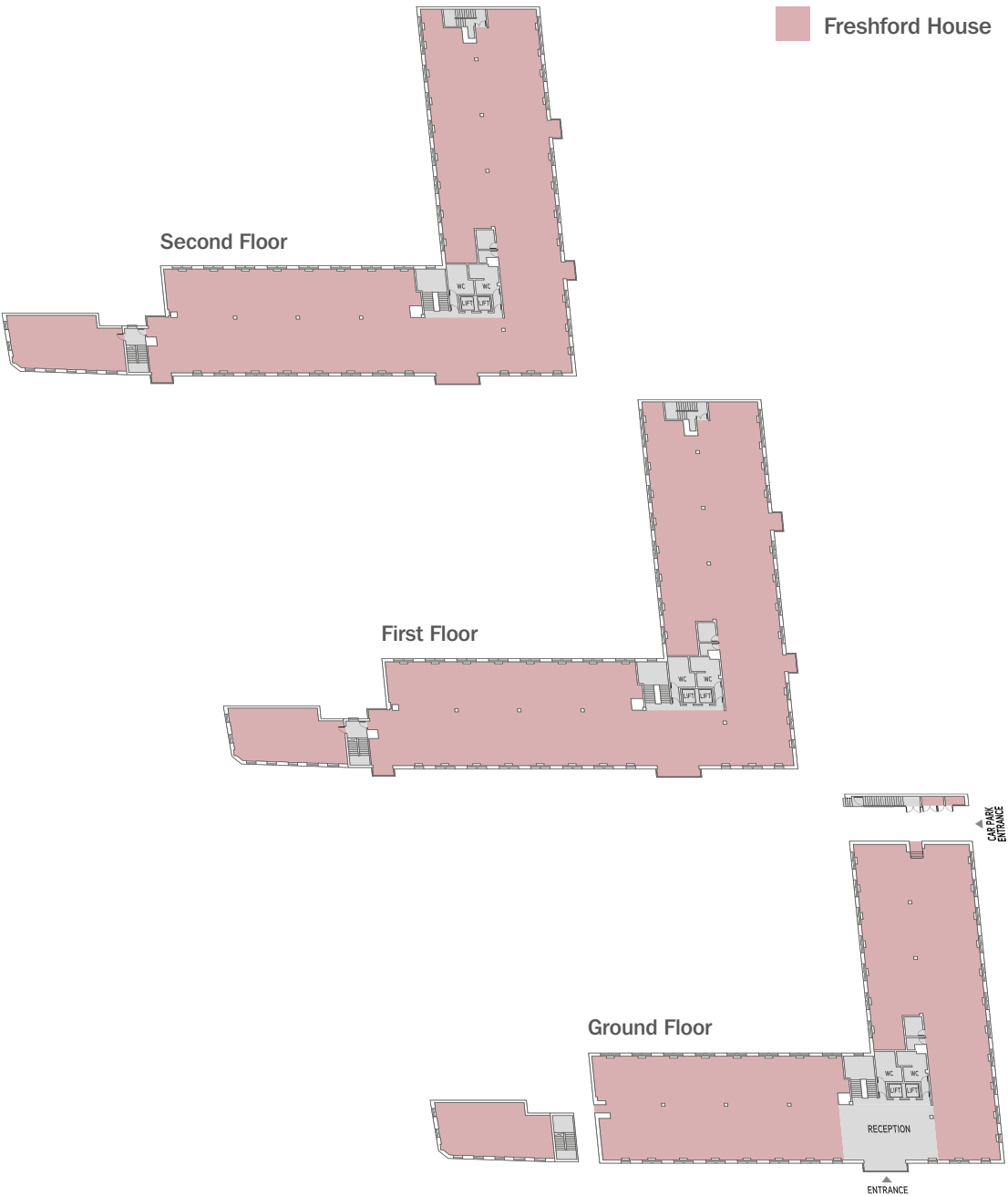
Perimeter trunking



# Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Accommodation	Use	Sq ft	Sq m
Freshford House			
Ground Floor	Reception	843	78
Ground Floor	Office	9,045	840
First Floor	Office	11,162	1,037
Second Floor	Office	11,003	1,022
Total		32,053	2,977





# Tenure

The accommodation is available by way of a new full repairing and insuring lease on flexible terms.

# Legal Costs

Each party to pay their own legal costs incurred in respect of any transaction.

# Further Information

For further information please contact the sole agent.

James Preece

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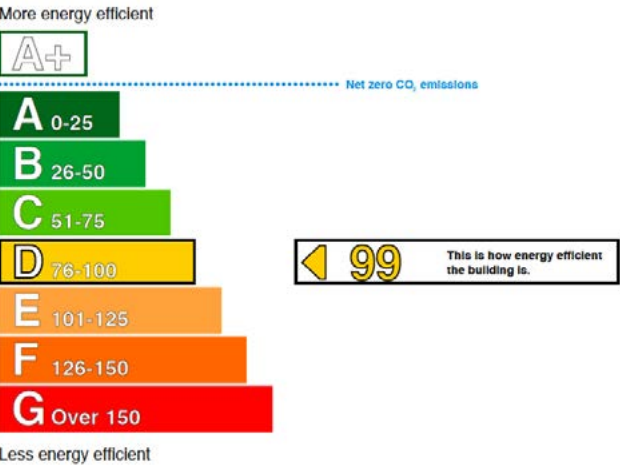
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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. C/HD1353 09/2013

# EPC's

## Freshford House



## WCA House

